

FOR  
SALE

WILSON COURT BROMLEY AVENUE, MONKSEATON NE25 8TR  
£125,000



HALLWAY

LOUNGE DINER & KITCHEN  
22'2 x 9'9

BEDROOM  
11'3 x 9'9

BEDROOM  
11'3 x 6'6

BATHROOM WC

7'4 x 5'10

ALLOCATED CAR PARKING SPACE

2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM FIRST FLOOR APARTMENT
- SOUGHT AFTER RESIDENTIAL LOCATION
- OPEN PLAN LOUNGE DINER & KITCHEN
- MODERN BATHROOM WC
- SECURE ALLOCATED PARKING SPACE
- NO UPPER CHAIN
- EPC RATING C

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## WILSON COURT BROMLEY AVENUE, MONKSEATON NE25 8TR

This well presented apartment is situated on the first floor of a modern block built around 2006 and perfectly located in a sought after residential area. It displays a wealth of modern features, has no upper chain and is ideal for a range of buyers.

With over 590 square feet of accommodation on offer this lovely property consists of an entrance hallway with two built in cupboards and a spacious lounge diner and kitchen. The kitchen benefits from a range of modern units with contrasting worktops, built in wine rack, single oven, electric hob, chimney hood, dishwasher, washer dryer and space for a fridge freezer. There are two bedrooms and a modern bathroom including bath with shower over, pedestal wash basin and low level WC. Externally there is a secure parking space with barrier entry to the rear of the property.

The fabulous location and condition of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Monkseaton is a characterful place which proudly holds onto its history, whilst moving seamlessly with the times. This lovely little village has exceptional public transport, great schools and diverse shopping. Its closeness to Whitley Bay allows it to benefit from everything the larger town offers, whilst its smaller setting delivers a very strong sense of community.

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NE25 8TR

EMBLEYS  
ESTATE  
AGENTS



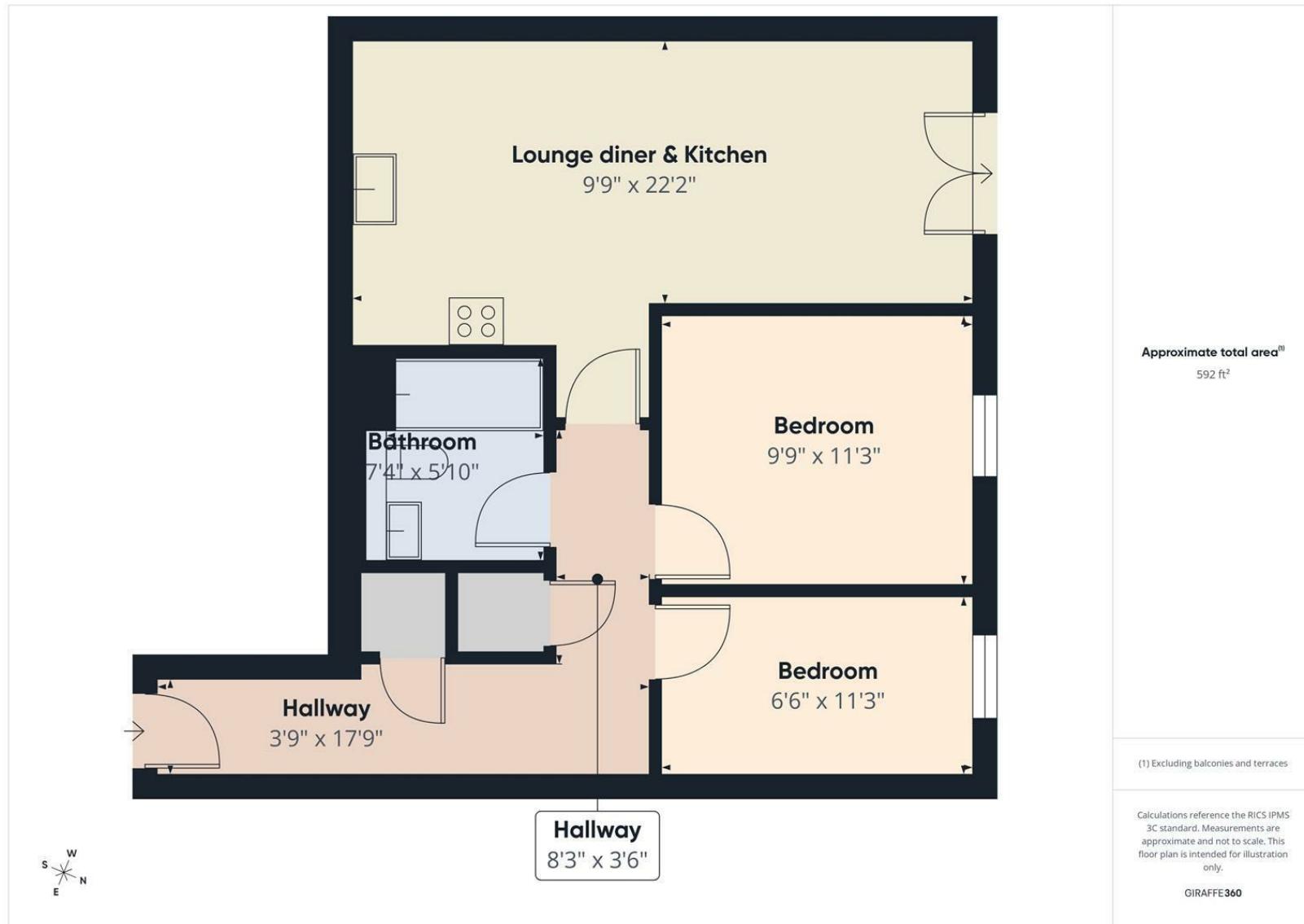
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#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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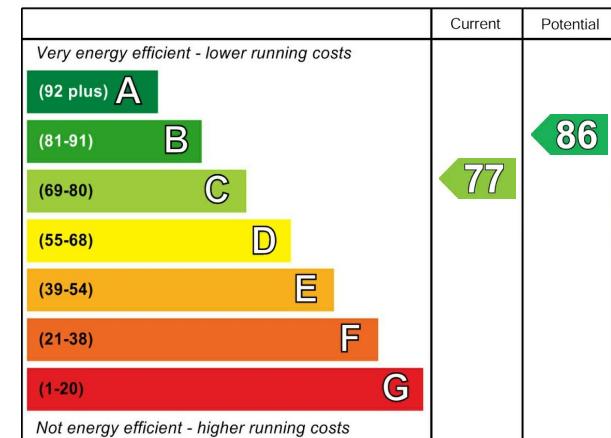
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

#### Energy Efficiency Rating

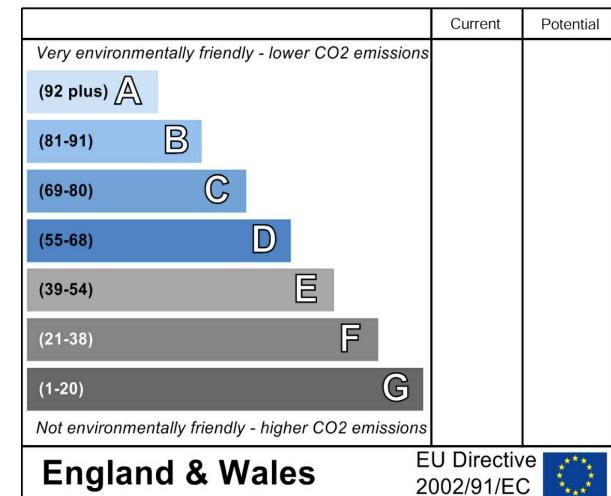


England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive  
2002/91/EC

