



Boston Court | Forest Hall | NE12 9RA

£70,000

Presenting a well-planned two-bedroom apartment with no onward chain on the favoured Boston Court. A communal entrance with staircase leads to all floors and the inner hallway gives access to the principal rooms boasting a large storage cupboard offering smart storage solutions. The superb open plan living area flows beautifully to the stylish well fitted kitchen with breakfast bar ideal for entertaining. Both bedrooms are good sized doubles and a refitted bathroom completes the accommodation with a bath and shower over catering to both preferences. The property benefits from gas central heating, UPVC double glazing and a garage to a nearby block.

Perfectly situated for Forest Hall amenities, schools, excellent public transport links and both Palmersville and Benton metro station. The property will appeal to a variety of buyers and an early inspection is highly recommended.

RMS | Rook
Matthews
Sayer



2



1



1

Modern Open Plan Apartment

Sought After Location

Two Double Bedrooms

Garage To Nearby Block

No Upper Chain

Leasehold

EPC:

Council Tax: A

ENTRANCE HALLWAY: Accessed via a part-glazed entrance door, the hallway includes a useful storage cupboard housing the combination boiler.

LOUNGE: 17'8 x 10'1, (5.38m x 3.07m). L-shaped living area features a wall-mounted gas fire and decorative coving to the ceiling. A double-glazed window overlooks the rear, allowing for plenty of natural light. The room flows seamlessly into the kitchen, creating an open-plan living space.

KITCHEN: 11'9 x 5'4, (3.58m x 1.62m). The kitchen is fitted with a range of wall and base units and includes a single sink with drainer. A convenient breakfast bar adds both functionality and dining space. Integrated appliances include an electric oven, gas hob, and extractor fan, with additional space for a fridge freezer and plumbing for a washing machine. The walls are partially tiled, and a double-glazed window to the rear completes the space.

BEDROOM ONE: 15'8 x '6, (4.77m x 2.28m). The principal bedroom benefits from a double-glazed window to the rear, allowing plenty of natural light to fill the room, along with a double radiator.

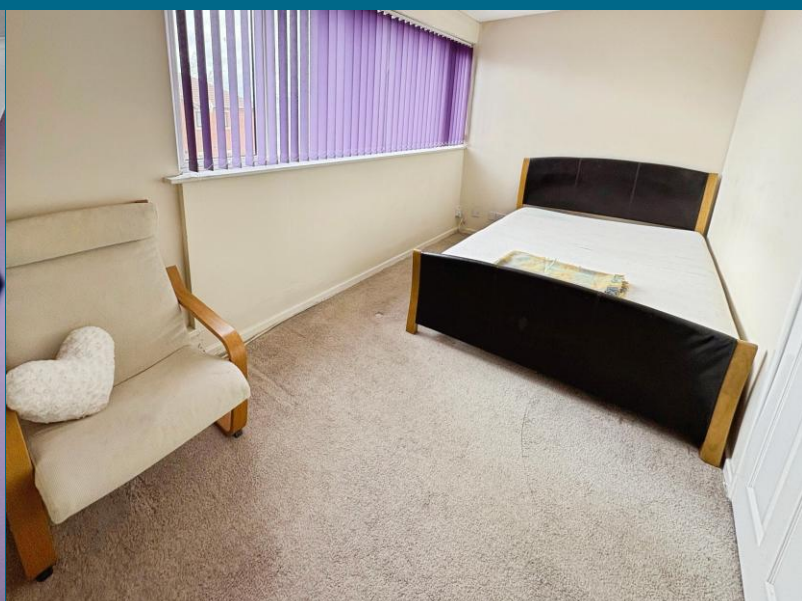
BEDROOM TWO: 10'0 x 7'1, (3.04m x 2.15m). The second bedroom features a double-glazed window to the front and is equipped with a double radiator.

FAMILY BATHROOM: The family bathroom comprises a panelled bath with a glass screen and overhead shower, a pedestal wash hand basin, and a low-level WC. The walls are tiled, and additional features include an extractor fan and a radiator.

T: 0191 266 7788

Foresthall@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre To Cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage/Communal Parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property? NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from June 2007

Ground Rent: £10 per annum.

Service Charge: £150 per month

COUNCIL TAX BAND: A

EPC RATING: TBC

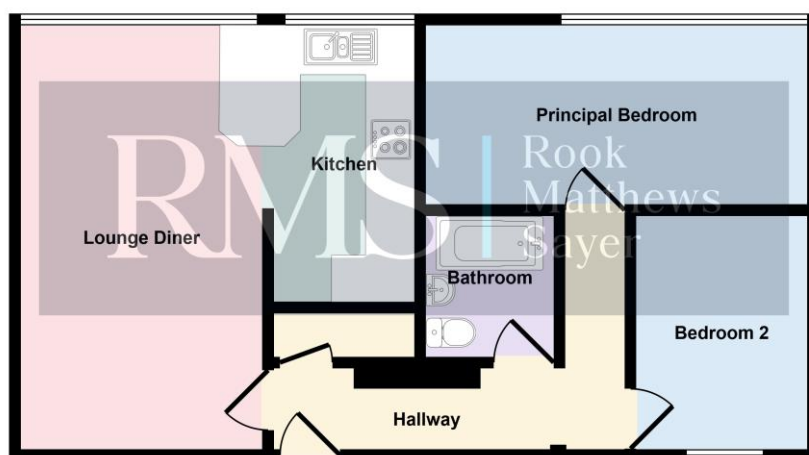
FH00009335 GO MR 21/04/2026 V3



T: 0191 266 7788

Foresthall@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.