



Stewart Court | Newburn | NE15 8HH

£85,000



Spacious first floor flat

Two bedrooms

No onward chain

Breakfasting Kitchen

Ensuite to main bedroom

Family Bathroom/W.C

Allocated Parking and visitor

Popular location

**ROOK
MATTHEWS
SAYER**

Ideal investment opportunity, this spacious first floor flat situated in a fabulous location in Newburn, this is a sought after area on the Western periphery of Newcastle, with pleasant walks and access to the riverside. Well placed for the A69, there are good road and public transport links to the City Centre.

Offer no onward chain and internally comprising a communal entrance lobby with stairs up to the property, entrance hall, spacious lounge with double glazed bay window, breakfasting kitchen, two bedrooms, with ensuite facilities to the main bedroom.

There is also a family bathroom/W.C.

Externally there a communal lawn area, an allocated bay, along with visitors parking.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Hall

Central heating radiator and storage

Lounge- 16' 0" x 13' 5" plus bay window (4.87m x 4.09m)

Two central heating radiators, a double-glazed bay window and a standard double-glazed window.

Kitchen 15' 3" Max x 8' 11" Max (4.64m x 2.72m)

Fitted with wall and base units, splash back tiles, stainless steel mixer tap, plumbing for washing machine and an integrated oven with hob and extractor.

Bedroom One 11' 10" plus recess x 10' 7" plus recess (3.60m x 3.22m)

Double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two 9' 7" x 8' 0" (2.92m x 2.44m)

Double glazed window and a central heating radiator.

Externally

Allocated Parking- communal area

Communal entrance to first floor.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Unknown

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity.

The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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 1 January 2010

Ground Rent: £125 per annum

Service Charge: £177 per month

COUNCIL TAX BAND: A

EPC RATING: C

WD8455.BW.AF. 20/11/2025. V1.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	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



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.

T: 0191 2671031

T: 0191 2671031

Branch westdenton@rmsestateagents.co.uk

Branch westdenton@rmsestateagents.co.uk

