The Cedars, Park Road, Cruddas Park

Offers Over: £75,000

Available for sale with no chain is this apartment located on the 3rd floor of a 14 storey block. The accommodation briefly comprises of communal entrance with lift to the 3rd floor and landing leading to subject flat, hallway, lounge, kitchen, two bedrooms and bathroom. The property benefits from an allocated parking bay, together with panoramic views.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A
EPC Rating: C

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Third Floor Flat

Allocated Parking Bay

Two Bedrooms

Panoramic Views

For any more information regarding the property please contact us today

Room Descriptions

Communal Entrance
Security entry system. Lift.

Subject Flat

Hallway
Storage cupboard. Radiator.

Lounge 11' 2" x 14' 8" (3.40m x 4.47m)
Double glazed window to the front. Opens into kitchen. Radiator.

Kitchen 8' 11" x 7' 6" (2.72m x 2.28m)
Double glazed window to the front. Sink/drainer. High gloss units. Electric oven. Extractor hood.

Bedroom One 16' 5" x 8' 6" (5.00m x 2.59m)
Double glazed window to the side. Radiator.

Bedroom Two 15' 3" x 8' 1" (4.64m x 2.46m)
Double glazed window to the side. Radiator.

Bathroom
Frosted double glazed window. Extractor fan. Low level WC. Pedestal wash hand basin. Panelled bath with shower over.

External
Allocated parking bay.

T: 0191 274 4661
Fenham@rmsestateagents.co.uk

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AGENTS NOTE
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.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Biomass Heating System
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Allocated Parking Bay

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.

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
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): 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
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 less one day from 24 June 2011
Ground Rent: £1,858.72pa
Date of Next Review: 01/01/2027
Ground Rent: £30pa
Additional Management Charge: £37.96 per month, for hot water.

We have been made aware that the occupants are not allowed uncaged pets, and are not allowed to rent out any of the properties in the block.

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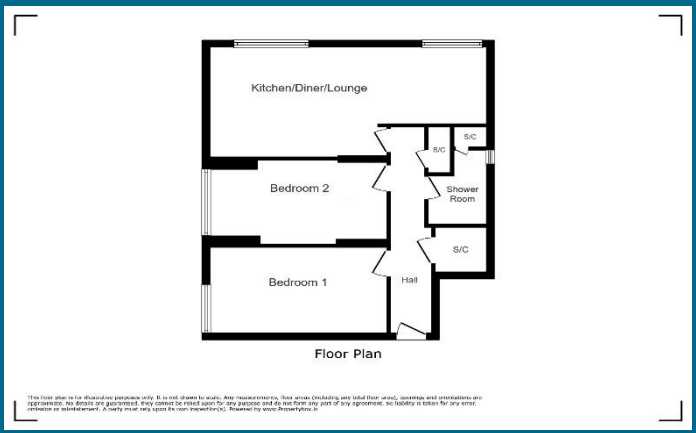
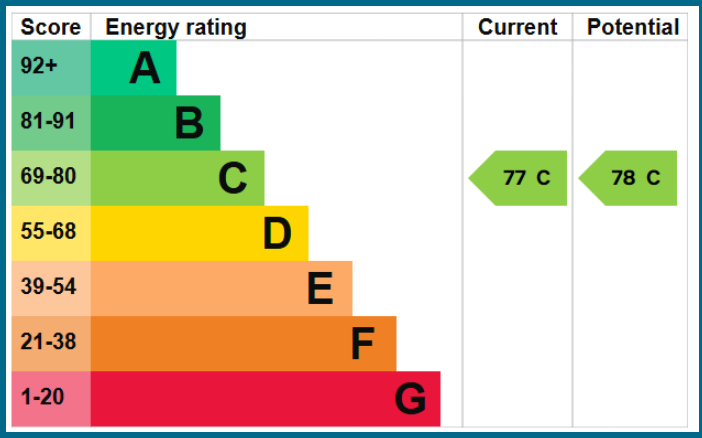


Floor Plan



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.

The Property Ombudsman

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.

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