



Ambrose Court, Winlaton, Tyne And Wear, NE21 6PF

*****FOR SALE BY MODERN METHOD OF AUCTION***** A great two bedroom first floor flat in a quiet cul-de-sac in Winlaton, a short walk to local shops and amenities. The property comprises of lounge/diner, kitchen, bathroom and two bedrooms. The property benefits from secure entry system, two large storage cupboards and residents parking to front of the building. Viewing highly recommended to appreciate all this property has to offer! EPC rating C.



For Sale by Modern Auction – T & C's apply

Subject to Reserve Price

Buyer fees apply

Two Bedroom Upper Flat

Close To Winlaton Village

EPC Rating C

Guide Price £54,000

Lounge/Diner 17' 9" x 10' 2" (5.41m x 3.11m) Max

Spacious lounge/diner overlooks the front of the property. The main hallway also benefits from two storage cupboards.

Kitchen 8' 10" x 7' 7" (2.69m x 2.31m)

Features a range of wall and base units for storage along with space for white goods and integrated oven/hob.

Bedroom 1 11' 5" x 9' 6" (3.48m x 2.89m)**Bedroom 2 9' 10" x 8' 6" (2.99m x 2.58m)****Bathroom 7' 2" x 6' 6" (2.18m x 1.97m)**

Features a bath with overhead shower, wash basin and W/C.

Externally

Externally this lovely property benefits from allocated parking to the front of the building and a short walk to Winlaton Village enjoying its local amenities and travel links.

Additional Information

We understand this property is leasehold. Council tax band A. Awaiting EPC. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Leasehold Information

The property is leasehold and there is approximately 102 years remaining on the lease with Bellway Homes. The ground rent is £75 per annum and payable to HomeGround. The vendor has advised us of a shared service charge of £18 per consecutive month between the flats 15 and 17 for the electric supply and maintenance of the shared entry stairway.

Important Note To Purchaser

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

Auctioneer comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



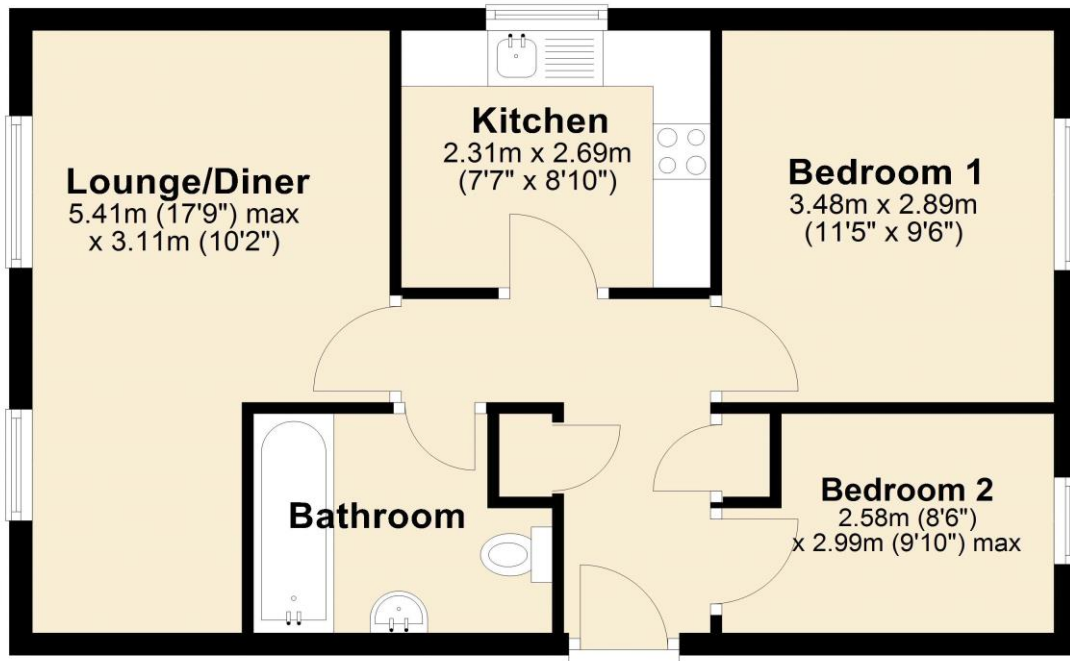
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

First Floor

Approx. 49.4 sq. metres (531.5 sq. feet)



Total area: approx. 49.4 sq. metres (531.5 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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