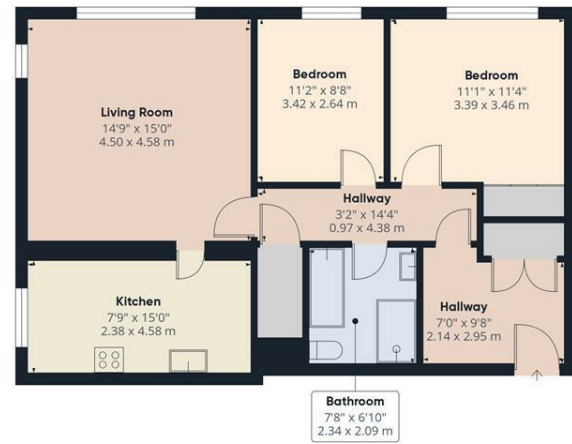




Beaumont Court, Whitley Bay



Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
949 ft²
88.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	78
EU Directive 2002/91/EC			



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £175,000

Description

WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT WITH DETACHED GARAGE IDEALLY POSITIONED WITHIN THE SOUGHT AFTER ESTATE OF BEAUMONT PARK IN WHITLEY BAY - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this well presented two bedroom first floor apartment, ideally situated within Whitley Bay. Boasting spacious accommodation throughout, the property offers two double bedrooms, expansive living space, well equipped kitchen and modern bathroom, complete with the rare addition of a detached garage.

Briefly comprising; Secure communal entrance with stairs to all floors and apartments, provides access to the apartment upon the first floor.

Beyond the communal entrance, a private vestibule is amply sized, creating a versatile space for storage or even a home office as houses a double integral cupboard, and leads to the central reception hallway.

The hallway itself connects to all principal rooms of the property, incorporating an integral storage cupboard. To the end of the hallway, the expansive living space opens up, fitted with two large picture windows creating a wonderful dual aspect flooding the space with natural light. From here, the kitchen can be conveniently accessed.

Well equipped, the kitchen is amply sized and presents a variety of wall, base and drawer units, in addition to designated space for appliances.

Progressing back to the hallway, the two double bedrooms are positioned to the front of the property, with the principal bedroom offering fitted wardrobes. Finalising the home, the modern bathroom presents a monochrome design, furnished with an integral bath, separate walk in shower, WC and vanity wash basin with storage beneath.

Externally, communal gardens wrap around the development, whilst the the detached garage is tucked alongside in a cul-de-sac.

Located within a quiet cul-de-sac upon the exclusive Beaumont Park development, the property is in close proximity of local supermarkets, amenities and within the catchment area for highly regarded local schools. Also within walking distance is Whitley Bay Golf Course and the Wagonways nature route, offering a range of activities on your doorstep.

Communal Entrance

Entrance Hallway
7'0" x 9'8"

Central Hallway
3'2" x 14'4"

Living Room
14'9" x 15'0"

Kitchen
7'9" x 15'0"

Bedroom One
11'1" x 11'4"

Bedroom Two
11'2" x 8'7"

Bathroom
7'8" x 6'10"

Garage
12'2" x 16'6"

Communal Gardens

Tenure
Leasehold - 946 years remaining

