



## Bennett Court, Lemington

- Spacious first floor flat
- Two double bedrooms
- Modern fitted kitchen
- Very well presented
- No onward chain

**£ 95,000**



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# Bennett Court,

## Lemington, NE15 8EF

We welcome to the market this very well presented and spacious two bedroom upper flat situated on Bennett Court in Lemington.

This lovely property briefly comprises: an entrance lobby with stairs to the first floor, lounge, kitchen, two double bedrooms and bathroom. Other benefits include gas central heating and double glazing.

Externally the property has a small garden to the front, with a communal garden to the rear. This property is located within 1 mile of schools, shops and amenities, also offering good access to public routes to and from Newcastle City Centre, the Metro Centre, A69 and A1.

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

Entrance Lobby  
Stairs up to the first floor.

Landing  
Central heating radiator.

Lounge 15' 5" x 13' 5" (4.70m x 4.09m)  
Double glazed window to the rear, central heating radiator and recessed downlights.

Kitchen 11' 8" Max x 9' 7" Plus recess and storage cupboard (3.55m x 2.92m)  
Fitted with a range of wall and base units with work surfaces over, tiled splash back, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated appliances including hob with oven below and extractor hood over, dishwasher, plumbing for an automatic washing machine, space for fridge/freezer, concealed central heating boiler, storage cupboard, central heating radiator and a double glazed window to the front.

Bedroom One 13' 6" x 10' 3" (4.11m x 3.12m)  
Double glazed window to the front and a central heating radiator.

Bedroom Two 13' 5" x 9' 11" (4.09m x 3.02m)  
Double glazed window to the rear and a central heating radiator.

Large Storage cupboard 6' 4" x 3' 1" (1.93m x 0.94m)  
Loft access

Bathroom/w.c  
Fitted with a three piece white bathroom suite comprising low level w.c, pedestal wash hand basin, panel bath with shower over, chrome heated towel rail, part tiled walls and extractor fan.

Externally  
Small garden to the front and communal garden to the rear.

### 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 19/3/1990  
Ground Rent & maintenance: £15 per month ongoing

**Council Tax Band: A**

**EPC Rating: D**

WD7513/BW/EM/17.07.2023/V.1



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**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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