



## Lyndhurst Lodge

### Monkseaton

- Located in the Heart of Monkseaton
- First Floor Flat
- Open Plan Lounge/Dining Kitchen
- Double Bedroom
- Bathroom with Shower

**£ 75,000**

AGENTS NOTE – 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'



ROOK  
MATTHEWS  
SAYER

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Entrance Door to:

Communal Hallway: Staircase to the first floor, door to:

ENTRANCE HALLWAY: loft access, door to:

LOUNGE/DINING KITCHEN: 20'5 x 9'2, (6.22m x 2.79m), open plan lounge/dining kitchen, light and airy with four double glazed windows, electric storage heater, fitted base, wall and drawer units, worktops, single drainer sink unit, electric point, pantry cupboard, tiled splashbacks, plumbed for automatic washing machine

BEDROOM: (front): 10'9 x 7'1, (3.28m x 2.16m), storage cupboard, double glazed window

BATHROOM: Bathroom suite comprising of, bath, electric shower, pedestal washbasin, low level w.c., storage cupboard housing hot water boiler, tiled splashbacks

## 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: 999 years from 01 October 1986  
Management fee & Service charge £93.93 includes building insurance and external maintenance

**Council Tax Band: A**

**EPC Rating: TBC**

WB1872/AI/DD/25.10.2023/V.1



**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.

**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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