



Belvedere gardens

Benton

- Ground Floor Apartment
- Immaculate Condition
- Two Bedrooms
- Refurbished Bathroom
- Garage & Parking Bay

£ 129,950



0191 266 7788
22 Station Road, Forest Hall, NE12 9AD

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
foresthall@rmsestateagents.co.uk

Belvedere Gardens

Benton

PROPERTY DESCRIPTION

Welcome to this immaculate 2-bedroom ground floor flat in a peaceful location within Belvedere Gardens, Benton. Situated in a desirable area with excellent public transport links, local amenities, and green spaces nearby, this property offers the perfect combination of convenience and tranquility.

As you step into the property, you'll be greeted by a reception room with large windows, allowing plenty of natural light to fill the space. The living room provides a comfortable area to relax and unwind after a long day. Moving through the flat, you'll find a newly refurbished bathroom, complete with modern fixtures and fittings.

The flat boasts two bedrooms, offering flexible living options. The first bedroom is a well-appointed single room with the added benefit of an alcove, ideal space for wardrobes. The second bedroom is a spacious double room, perfect for a master bedroom.

The flat also benefits from a garage, providing secure off-road parking and additional storage options, as well as a further parking bay. The well-maintained communal areas add to the overall appeal of this property.

With an EPC rating of D and a council tax band of B, this flat is not only cozy but also energy-efficient and cost-effective.

Don't miss out on the opportunity to call this stunning flat your new home. Contact us today to arrange a viewing and experience the charm and convenience this property has to offer.

Living Room - 11'09" x 14'01" - 3.58m x 4.29m

Kitchen - 9'08" x 7'01" - 2.95m x 2.16m

Bedroom One - 10'04" x 10'11" - 3.15m x 3.33m

Bedroom Two - 9'04" x 9'08" (max) - 2.84m x 2.95m (max)

Bathroom - 6'01" x 6'00" - 1.85m x 1.83m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND PARKING BAY

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 1998

Ground Rent: £35 per annum

Service Charge: £1,470 per annum

Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: B

EPC RATING: D

FH00008563.SD.SD.10/01/24.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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