



Chillingham Road Heaton

- Ground floor flat
- Two bedrooms
- Private yard to rear and town garden to front
- Excellent location – close to amenities
- Peppercorn Lease - 999 years from 18th

May 1987

Offers In Excess Of: £125,000



0191 281 6700
51 St George's Terrace, Jesmond NE2 2SX

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
jesmond@rmsestateagents.co.uk

Chillingham Road

Heaton

A two bedroom ground floor flat in the heart of Heaton. Close to the bustling amenities that Chillingham Road has to offer. Situated in an excellent location and on one of the most popular roads in Heaton, this property provides easy access to the city centre.

In brief, there is a large living room with feature fireplace along with a modern kitchen, two double bedrooms, and contemporary fitted bathroom complete with overhead shower, private yard to rear and town garden to front.

Entrance Hall – Entrance door

Lounge – 13'02 into alcoves x 14'08 (4.01m x 4.47m)

Double glazed window to rear, wood mantle, alcoves, double radiator

Kitchen – 10'10 into door recess x 8'04 (3.30m x 2.54m)

Fitted with a range of wall and base cupboards, single drainer sink unit, double radiator, and double glazed window to side, double glazed door to side

Bedroom 1 – 18'07 into bay x 13'03 into coves (5.66m x 4.04m)

Double glazed bay window to front, ceiling rose, radiator

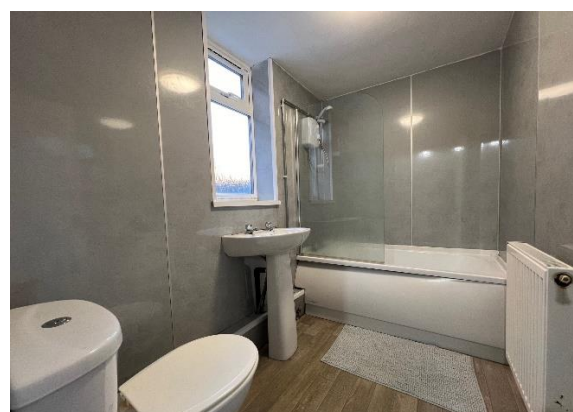
Bedroom 2 – 18'08 into cupboard x 9'0 (5.69m x 2.74m)

Double glazed window to rear, two built in cupboards, one housing combi boiler, and radiator

Bathroom / WC – 8'0 x 4'11 (2.44m x 1.50m)

White 3 piece suite comprising, panelled bath with electric shower over, pedestal wash hand basin, low level WC, extractor fan, double glazed frosted window to side

Rear Yard – Private



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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: Peppercorn Lease - 999 years from 18th May 1987

Council Tax Band: A

EPC Rating: C

JR3656/CW/KC/18.01.24/V.3

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.

16 Branches across the North-East

