



Willowbay Drive Great Park

- Duplex apartment
- 1300 sq ft floor area
- Two double bedrooms
- 25 ft sitting room
- Large storage facility
- Allocated parking space

Guide Price **£ 189,950**

0191 284 7999
12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
gosforth@rmsestateagents.co.uk

Willowbay Drive, Great Park

A superb modern duplex apartment located within the sought after Newcastle Great Park benefitting from lovely elevated open aspect views. The property boasts in excess 1300 sq ft floor area together with two balconies, en suite to master bedroom, dining kitchen and 25 ft sitting room with large storage facility. It also features UPVC double glazing, gas fired central heating and allocated parking space. There are frequent transport links and shops nearby and the property is well positioned for access to the A1 motorway and central Gosforth.

Briefly comprising secure communal entrance with staircase leading to the second floor. The entrance hallway provides access to the dining kitchen, two double bedrooms, master en suite and a family bathroom with shower. To the first floor is a spacious sitting room with balcony and large storage facility. Additional modern features include gas fired central heating and UPVC double glazing. Externally is an allocated parking space as well as visitor parking.

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Entrance door, engineered hardwood flooring, entry phone, staircase to first floor, built in cupboard, radiator.

SITTING ROOM 25'6 x 18'2 (7.77 x 5.54m)

Double glazed window, large storage, entry phone, double glazed French door to balcony, two radiators.

DINING KITCHEN 22'0 x 11'1 narrowing to 7'10 (6.71 x 3.38m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, engineered hardwood flooring, built in electric oven, built in gas hob, extractor hood, double glazed French doors to balcony, radiator.

BEDROOM ONE 16'0 x 8'7 (4.88 x 2.62m)

double glazed window, fitted wardrobes, double glazed French doors with Juliette balcony, radiator.

EN SUITE SHOWER ROOM

Three piece suite comprising: step in shower cubicle, pedestal wash hand basin, low level WC. Part tiled walls, heated towel rail, double glazed frosted window, extractor fan.

BEDROOM TWO 12'10 x 6'10 (3.91 x 2.08m)

double glazed window, radiator.

BATHROOM/W.C.

Three piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, extractor fan.

ALLOCATED PARKING SPACE

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: NO
Parking: Allocated Parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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 Jan 2018
Ground Rent: £150.00] per annum. Planned increase TBC
Service Charge: £940.75 per annum (including building insurance)
Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: B

EPC RATING: B

GS00014682.DJ.PC.05.01.24.V1

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



Willowbay Drive, Great Park



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 85 B | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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

