

# Derwent House, Alnmouth Court North Fenham

- Ground Floor Flat
- No Chain
- Modern Development
- Open Plan Living
- Allocated Parking Bay

Offers Over: £80,000









## DERWENT HOUSE, ALNMOUTH COURT NORTH FENHAM, NEWCASLTE UPON TYNE NES 3LW

#### **PROPERTY DESCRIPTION**

Offered with no chain is this ground floor flat located in a modern development in North Fenham. The accommodation briefly comprises of communal entrance, giving access to subject flat, hallway, open plan lounge/kitchen, two bedrooms and bathroom. Externally the property benefits from an allocated parking bay.

The property benefits from double glazing throughout.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A EPC Rating: C

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No Parking: Allocated Parking Bay

#### MINING

It is not known if the property is situated on a coalfield. It is also not known if the property has been 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**

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.

Under the terms of the lease, there are no large pets allowed in the property. The property can be let out, permission would need to be granted from the management company if the tenancy is longer than 6 months.

Length of Lease: 110 years remaining as at September 2023.

Service Charge £1418.27 per annum Ground Rent: £230 per annum

FN00009193/SJP/SP/13092023/V.2

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#### **Communal Entrance**

Intercom system gives access to the communal hallway.

#### **Subject Flat**

#### Hallway

Storage cupboard (housing boiler). Radiator.

Open Plan Lounge/Kitchen 15' 8" x 15' 0" (4.77m x 4.57m)

#### **Lounge Area**

French doors to the rear. Two radiators.

#### Kitchen Area

Double glazed window to the side. One and a half bowl sink/drainer. Electric oven. Gas hob. Extractor hood.

### Bedroom One 12' 6" max x 10' 6" (3.81m x 3.20m)

Double glazed window to the front. Radiator.

#### Bedroom Two 15' 8" x 7' 11" (4.77m x 2.41m)

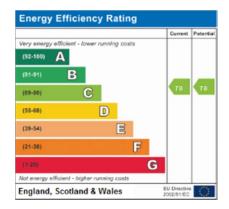
Double glazed window to the rear. Fitted wardrobe.

#### **Bathroom**

Frosted double glazed window to the front. Pedestal wash hand basin. Low level WC. Panelled bath with shower over. Extractor fan. Spotlights. Heated towel rail.

#### **External**

Allocated parking bay.



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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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