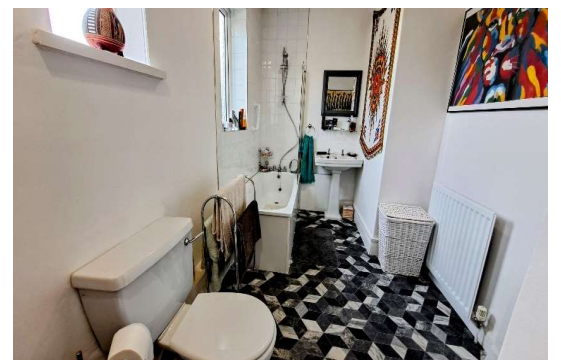




Henshaw Place Fenham

- First Floor Flat
- Two Bedrooms
- Gardens to Front & Rear
- Popular Location

Asking Price: £90,000



0191 274 4661
380 West Road, Fenham, NE4 9RL

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
fenham@rmsestateagents.co.uk

Henshaw Place

Fenham

HENSHAW PLACE, FENHAM, NEWCASTLE UPON TYNE NE5 2HL

PROPERTY DESCRIPTION

Available for sale is this first floor flat located in Fenham. The accommodation briefly comprises of entrance, lounge, kitchen, two bedrooms and bathroom. Externally, there are gardens to the front and rear. 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

Energy Efficiency Rating		Current	Potential
<small>(Very energy efficient - lower running costs)</small>			
A			
<small>(Energy efficient)</small>			
B			
<small>(Average)</small>			
C			
<small>(Below average)</small>			
D			
<small>(Poor)</small>			
E			
<small>(Very poor)</small>			
F			
<small>(Not energy efficient - higher running costs)</small>			
G			
<small>England, Scotland & Wales</small>			

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Parking: On Street Parking

Mobile Signal Coverage Blackspot: No

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.

Length of Lease: 965 years remaining as at February 2024

Entrance

Stairs to first floor landing.

Lounge 15' 0" into bay x 12' 5" max (4.57m x 3.78m)

Double glazed box bay window to the front. Radiator.

Kitchen 8' 4" x 7' 5" (2.54m x 2.26m)

Double glazed window to the rear. Plumbed for washing machine. Sink/drainer.

Bedroom One 15' 6" into bay x 10' 10" max (4.72m x 3.30m)

Double glazed box bay window to the front. Fitted wardrobe. Radiator.

Bedroom Two 13' 11" x 10' 9" (4.24m x 3.27m)

Double glazed bay window to the rear. Radiator.

Bathroom 13' 9" max x 6' 10" (4.19m x 2.08m)

Two frosted double glazed windows to the side. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Radiator.

External

Gardens to the front and rear.

FN00009377/SJP/SP/06022024/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.

16 Branches across the North-East

