



Moor Park House, Darras Drive North Shields

- Stylish, Well Presented Third Floor Flat
- Modern Development
- Excellent Transport Links
- Lounge/Dining Kitchen with Appliances
- Two Double Bedrooms
- Modern Bathroom
- Allocated Parking Bay, No Onward Chain!

£ 60,000



0191 246 3666
84 Park View, Whitley Bay NE26 2TH

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk

Moor Park House

North Shields

Offered for sale with no onward chain this well presented and spacious apartment offers excellent accommodation, affordable and boasting a convenient location. Close to local shops, bus routes and superbly positioned for access to the A19 North and South, A1058 City Centre, Silverlink and Cobalt Business Park. Located on the top floor and enjoying lovely views to the rear of the development. Secure entry system, hallway, large, open lounge/dining kitchen, stylish and with integrated appliances, (not tested), Two double bedrooms, contemporary family bathroom with shower. Gas radiator central heating system, double glazing.

COMMUNAL ENTRANCE DOOR TO:

COMMUNAL HALLWAY: Staircase to the third floor, entrance door to:

HALLWAY: Spacious hallway, intercom, radiator, door to:

LOUNGE/DINING KITCHEN: (rear): 21'4 x 12'4, (6.50m x 3.73m), a wonderfully spacious, light and airy lounge and dining area, double glazed window with pleasant aspect, radiator, contemporary fitted kitchen with a range of base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, integrated electric oven, hob, cooker hood, plumbed for automatic washing machine, modern flooring, combination boiler

BEDROOM ONE: 12'6 x 10'6, (3.81m x 3.20m), radiator, double glazed window

BEDROOM TWO: 15'0 x 10'6, (4.57m x 3.20m), radiator, double glazed window

BATHROOM: Stylish and modern bathroom, comprising of, bath, chrome shower, pedestal washbasin, low level w.c., radiator, tiled splashbacks, Velux window

EXTERNALLY: Communal garden areas, allocated parking bay

AGENTS NOTES: Property sold as seen. No appliances or systems have been tested.

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 24/09/2007 (108 years remaining)

Ground Rent £250 per annum

Service Charge: £800 per annum

Council Tax Band: B

EPC Rating: C

WB2178/AI/AI/18/11/23/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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