



## South Benwell Road Benwell

- First Floor Flat
- Two Bedrooms
- One Reception Room
- Shared Rear Yard



**Auction Guide Price: £50,000**

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

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[fenham@rmsestateagents.co.uk](mailto:fenham@rmsestateagents.co.uk)

# South Benwell Road

Benwell

## SOUTH BENWELL ROAD, BENWELL, NEWCASTLE UPON TYNE NE15 6JL

Offered for sale by auction, with vacant possession, is this first floor flat located in Benwell. The accommodation briefly comprises of entrance with stairs leading to first floor landing, lounge, kitchen, two bedrooms, inner hallway and bathroom. Externally there is a shared yard to the rear. The property benefits from gas central heating and double glazing throughout. Early viewing is recommended. 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.

It is understood that the property is leasehold. Should you decide to proceed with the purchase of the property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 983 years remaining as at October 2023  
No ground rent or service charge.

Council Tax Band: A EPC Rating: D

For Sale by Auction: Thursday 30<sup>th</sup> May 2024 - Option 1 - Terms and Conditions apply

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd  
Terms and conditions apply see website [www.agentsporpropertyauction.com](http://www.agentsporpropertyauction.com)

### Entrance

Stairs to first floor.

### First Floor Landing

Storage cupboard.

### Lounge 13' 8" x 20' 0" (4.16m x 6.09m)

Two double glazed windows to the front. Radiator.

### Kitchen 10' 3" x 7' 6" (3.12m x 2.28m)

Double glazed window to the rear. One and a half bowl sink/drain. Electric oven. Gas hob. Extractor hood. Plumbed for washing machine.

### Bedroom One 11' 9" x 14' 3" (3.58m x 4.34m)

Double glazed window to the front. Radiator.

### Bedroom Two 8' 11" x 7' 10" (2.72m x 2.39m)

Double glazed window to the front. Radiator.

### Inner Hallway

Door to the rear.

### Bathroom

Low level WC. Panelled bath with shower over. Pedestal wash hand basin. Heated towel rail. Radiator.

FN00009268/SJP/SP/26102023/V.1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	61
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**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

