



## Windmill Court

### Spital Tongues

- Ground floor flat
- Two double bedrooms
- Allocated off street parking
- Close to Newcastle University and hospitals
- Gas central heating
- Leasehold
- EPC rating C/ Council Tax Band B

**£ 135,000**



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# Windmill Court

## Spital Tongues

### PROPERTY DESCRIPTION

Located in a prime area of Newcastle, this charming 2-bedroom flat is now available for sale. The property is in good condition, making it an ideal choice for buyers looking for a comfortable living space.

Upon entering the flat, you are greeted by a spacious reception room with dual aspect windows, filling the space with natural light. The modern kitchen features a built-in oven and hob, perfect for preparing delicious meals.

The master bedroom boasts built-in wardrobes, offering ample storage space, while the second bedroom includes a convenient built-in cupboard. The flat also benefits from a well-maintained bathroom.

In addition to its desirable interior features, this property offers the convenience of parking, a sought-after amenity in this bustling area. With easy access to public transport links, Newcastle Dental Hospital, Newcastle University, and RVI Hospital, residents will enjoy a well-connected lifestyle.

With an EPC rating of C and council tax band B, this flat presents a fantastic opportunity for those seeking a comfortable home in a vibrant location.

### COMMUNAL ENTRANCE

Security entry door, stairs to all floors

### ENTRANCE HALL

Entrance door, two built in cupboards, one housing hot water cylinder.

### LOUNGE - 16'6 max x 10'3 max (5.03m max x 3.12m max)

Secondary double glazed windows to the side and rear, stone fireplace, television point, radiator, security entry phone.

### KITCHEN - 8'2 x 7'11 (2.48m x 2.41m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, cooker hood, space for auto washer, extractor fan, wall mounted central heating boiler, radiator, window to the rear.

### BEDROOM 1 - 10'7 max x 9'10 max (3.22m max x 2.99m max)

Secondary double glazed window to the rear, fitted wardrobes, and radiator.

### BEDROOM 2 - 10'7 max x 8'2 max (3.22m max x 2.48m max)

Window to the rear, built in cupboard, radiator.

### BATHROOM/W.C

White 3 piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level w.c.

### EXTERNAL

Allocated parking space to the rear of the property.

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING SPACE

### 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

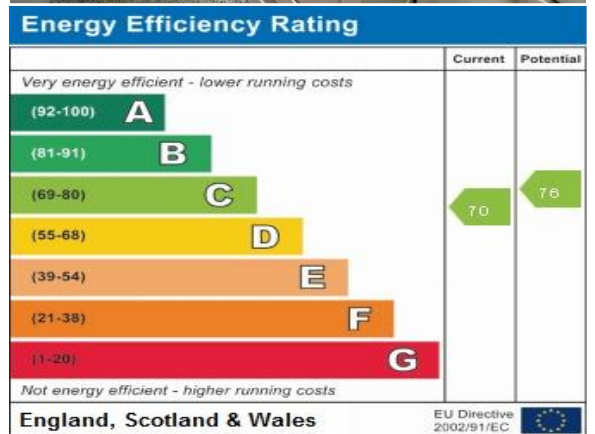
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

- Leasehold - 99 years from 1 June 2015 ( 90 years remaining)
- Service Charge - £950 per annum
- Ground rent - £500 per annum

### COUNCIL TAX BAND: B

### EPC RATING: C

JR00004193.MJ.KC.18/03/24.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.

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