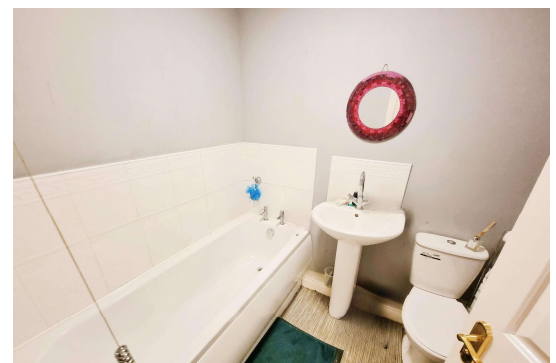




## Rupert Court, Newburn

- Second floor apartment
- Two bedrooms
- Ensuite to main bedroom
- Open plan lounge/kitchen
- No onward chain

**£76,000**



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# Rupert Court,

## Newburn, NE15 8PZ

We are delighted to offer to the market this two-bedroom top floor apartment located in the popular location of Newburn. Access to the property via the communal hallway and stairs to the top floor, the apartment offers an entrance hallway, open plan lounge and kitchen, two double bedrooms, the main having ensuite facilities and a separate bathroom.

Other benefits include gas central heating and double glazing. There are excellent public transport facilities to and from Newcastle City Centre, with shops and amenities within a mile. The property will be offered with no onward chain and must be viewed to be appreciated.

#### Entrance

Central heating radiator, storage space and intercom phone.

Lounge/Kitchen 21' 4" maximum x 9' 10" plus door recess (0.96m x 2.99m)

Fitted with a range of wall and base units with work surfaces over, part tiled walls, integrated appliances including gas hob with oven below and extractor, plumbing for an automatic washing machine, fridge freezer, television point, two central heating radiators and two double glazed windows.

Bedroom One 13' 2" maximum x 9' 10" (4.01m x 2.99m)

Double glazed window to front, central heating radiator and door to:-

#### Ensuite

Fitted with a low level w.c, pedestal wash hand basin with tiled splash back, corner shower cubicle, central heating radiator and extractor fan.

Bedroom Two 12' 6" maximum x 8' 7" maximum (3.81m x 2.61m)

Double glazed window and central heating radiator.

#### Bathroom

Fitted with a three piece bathroom suite comprising low level w.c, pedestal wash hand basin, panel bath and central heating radiator.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre (Cabinet)

Mobile Signal Coverage Blackspot: No

Parking: Parking permit

#### 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.

Length of Lease: 125 Years from 1st January 2006

Ground Rent: N/A (likely included in the service charge, to be confirmed)

Service Charge: £1,765.27 per annum

COUNCIL TAX BAND: A

EPC RATING: C

WD7756/BW/EM/14.03.2024/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

