



Roseberry Grange

Palmersville

- Terraced Gemini House
- One bedroom
- Open-plan living
- Council tax band: A
- Tenure: Leasehold — 999 years from July 1992

Offers in the region of: £100,000



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Palmersville

We are delighted to present this immaculate one-bedroom terraced Gemini house. This property, listed for sale, is a perfect opportunity for first-time buyers and investors alike.

The heart of the home is undoubtedly the open-plan lounge through to kitchen. The kitchen comprises; electric hob, built-in electric oven, space for washing machine and space for fridge/freezer. It provides a modern, user-friendly space where cooking and socialising can take place simultaneously.

The property boasts one mezzanine bedroom, offering a cosy and comfortable space for relaxation and rest. Further enhancing the living experience, there is a well-maintained bathroom that is both practical and well-designed.

The condition of the property is immaculate, reflecting a well-cared-for home waiting for its new occupants.

Situated in a highly desirable location, the property benefits from excellent public transport links and a range of local amenities. Everything you need is at your fingertips, making day-to-day living a breeze.

Externally there is a low maintenance garden to the front, parking area and storage cupboard.

ENTRANCE DOOR to

LOUNGE staircase to bedroom: 13'4 at max point x 13'0 at max point (4.06m x 3.96m)

KITCHEN: 7'7 x 7'9 (2.31m x 2.36m)

BATHROOM: 4'8 x 7'9 (1.47m x 2.36m)

BEDROOM: 12'9 max x 9'2 max (3.89m x

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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: 999 years from 10th July 1992

Ground Rent: £17.50 every 6 months

Service Charge: None

Any Other Charges/Obligations: Current buildings insurance costing £15.00 per month

COUNCIL TAX BAND: A

EPC RATING: E

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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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