



Williams Park Benton

- Second floor flat
- Two bedrooms
- EPC: TBC
- Council tax band: B
- Leasehold: 125 years from January 2000

Asking Price: £155,000



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Williams Park

Benton

Presenting this stunning two bedroom second floor flat. Boasting a generous reception room leading to balcony, a well-appointed kitchen/dining room, master bedroom with ensuite shower room, family bathroom and a good sized second bedroom, providing ample space for all your needs.

The property's unique features only serve to enhance its appeal. The balcony acts as a serene outdoor oasis, perfect for enjoying morning cups of coffee or unwinding after a long day. Furthermore, the property offers the added bonus of beautiful views, providing a picturesque backdrop to your everyday living.

Situated in a sought-after location, this flat offers the perfect blend of tranquillity and convenience. It benefits from excellent public transport links, ensuring effortless commuting to and from the city. Local amenities are also conveniently close, making everyday living hassle-free.

The property falls within Council Tax Band B, further adding to its appeal. This flat is an excellent opportunity for first-time buyers looking to get a foot on the property ladder. Its prime location, top-notch condition, and unique features make it a highly desirable choice.

In summary, this is an exceptional opportunity. With its immaculate condition, generous living spaces, and unique features, this flat promises a comfortable, convenient lifestyle for its new owners. Arrange a viewing today to experience first-hand the allure of this beautiful property.

COMMUNAL ENTRANCE DOOR to

COMMUNAL HALLWAY staircase to all floors

COMMUNAL SECOND FLOOR LANDING

ENTRANCE DOOR to

HALLWAY

BEDROOM TWO: 7'0 x 12'0 (2.13m x 3.66m)

BATHROOM: 6'11 max x 7'0 max (2.11m x 2.13m)

MASTER BEDROOM: 14'0 at max point x 10'10 at max point (4.27m x 3.30m)

ENSUITE

LOUNGE: 13'11 at max point x 17'10 at max point (4.24m x 5.44m)

BALCONY

KITCHEN/DINING ROOM: 16'10 at max point x 8'0 max (5.13m x 2.44m)

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: CABLE/ADSL

Mobile Signal Coverage Blackspot: NO

Parking: AMPLE COMMUNAL PARKING

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

Conservation Area? YES

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

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

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: 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: 125 years from 1st January 2000

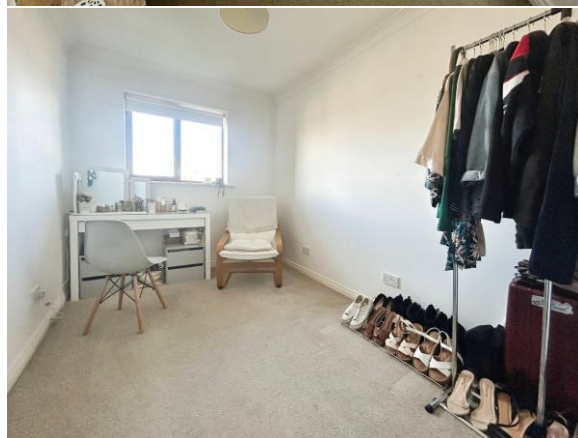
Ground Rent: £87.24 per quarter. Not aware of any increases.

Service Charge: £180.71 per month

COUNCIL TAX BAND: B

EPC RATING: TBC

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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



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