



# Laurel Quays| Coble Dene | NE29 6BF

## £120,000

A gorgeous, modern apartment, with its own private entrance, located within this popular complex, just a short walk from the beautiful Marina, Lock and Royal Quays shopping outlet. Convenient for major transport links, including A19 North and South, A1058 City Centre and North Shields centre. Tastefully presented throughout and enjoying ample natural light! You are welcomed into a spacious hallway, the open plan lounge and dining area is spacious and flows into the stylish and contemporary range of units with integrated appliances. There is a large double bedroom and a stunning bathroom with shower. The complex benefits from ample parking bays and has a secure communal entrance to which you have access. Wifi enabled electric heating, double glazing and the benefit of a long 999 year lease from the 15/7/22

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**Beautiful Lower Apartment**

**Close to the Marina**

**Private Entrance**

**Ample Communal Parking**

**Open Lounge/Dining Kitchen**

**Stylish Kitchen with**

**Large Double Bedroom**

**Gorgeous Bathroom with**

For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: a lovely, light and airy hallway, spacious and bright, door to:

LOUNGE/DINING KITCHEN: 19'8 x 12'2, (5.99m x 3.71m), (maximum measurements), A beautiful lounge through dining room with ample light through the large, double glazed window, electric radiator, open through to the kitchen which incorporates a range of high gloss base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob, cooker hood, integrated fridge/freezer, one and a half bowl sink unit with mixer taps, laminate flooring, large storage cupboard, plumbing for automatic washing machine, brick effect tiling, spotlights to ceiling

BEDROOM ONE: (front): 11'9 x 10'7, (3.58m x 3.22m), electric radiator, double glazed window

BATHROOM: 7'2 x 6'6, (2.18m x 1.98m), gorgeous, modern bathroom, again, oozing natural light, "L" shaped bath, chrome shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, chrome ladder towel radiator, double glazed window, modern tiling, contemporary flooring, spotlights to ceiling

EXTERNALLY: communal garden and parking bays with spacious parking bays







## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Water Meter

Sewerage: Mains

Heating: Mains/

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Permit Parking: 2nd Permit £25 per year

## 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.

## 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 01.08.2021

Service Charge: £112.76 payable monthly for 10 months to Kingston Properties

**COUNCIL TAX BAND: A**

**EPC RATING: D**

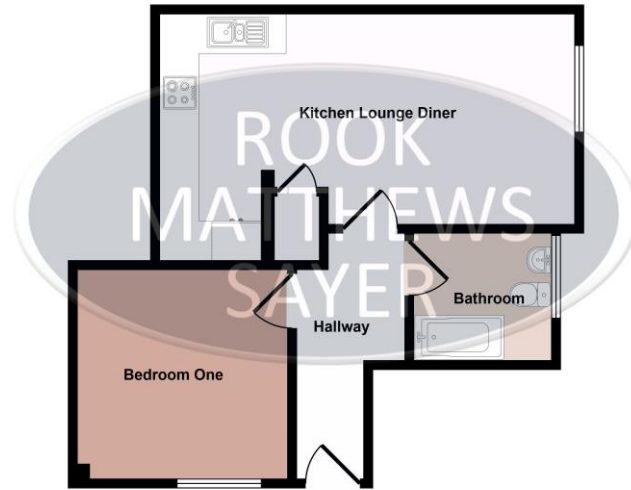
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Floorplan 8 Laurel Quays v.1

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	57 D
39-54	E		
21-38	F		
1-20	G		

**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



**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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