



## Millennium Court

### Greenside

- Second Floor Flat
- Two Bedrooms
- Allocated Parking
- Communal Gardens
- Share of Freehold

**OIRO £ 105,000**



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ROOK  
MATTHEWS  
SAYER

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# 8 Millennium Court

Greenside, NE40 4HZ

THIS IMMACULATE FLAT IS NOW AVAILABLE FOR SALE. PERFECTLY SUITED FOR COUPLES, IT IS BEAUTIFULLY PRESENTED AND BOASTS A NUMBER OF ATTRACTIVE FEATURES. THE ACCOMMODATION COMPRISES OF TWO DOUBLE BEDROOMS, BOTH EQUIPPED WITH BUILT-IN WARDROBES, A MODERN KITCHEN, A BATHROOM AND A RECEPTION ROOM.

THE BEDROOMS OFFER PLENTY OF SPACE, ACCENTUATED BY THE BUILT-IN WARDROBES WHICH PROVIDE AMPLE STORAGE. THE KITCHEN IS A DELIGHT, FILLED WITH NATURAL LIGHT THAT CREATES A WARM AND INVITING AMBIANCE. IT'S THE IDEAL SPACE TO PREPARE MEALS.

THE RECEPTION ROOM IS A STANDOUT FEATURE OF THE PROPERTY. IT BOASTS LARGE WINDOWS, FLOODING THE ROOM WITH LIGHT AND OFFERING A STUNNING VIEW. IT'S THE PERFECT SPOT TO RELAX AND UNWIND AFTER A LONG DAY.

ASIDE FROM THE MAIN ROOMS, THIS PROPERTY COMES WITH SOME ADDITIONAL FEATURES. COMMUNAL GARDENS OFFER A GREAT OUTDOOR SPACE, PERFECT FOR ENJOYING SUNNY DAYS. THERE'S ALSO A BIKE STORE, ADDITIONAL STORAGE AND LOFT SPACE, WHICH IS A REAL BONUS. ALLOCATED PARKING IS ANOTHER PERK OF THIS PROPERTY, SAVING YOU THE HASSLE OF FINDING A SPOT ON THE STREET.

THE FLAT IS IN A PRIME LOCATION WITH EXCELLENT PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES NEARBY. WHETHER YOU NEED TO COMMUTE FOR WORK OR JUST WANT TO EXPLORE THE LOCAL AREA, EVERYTHING IS WITHIN EASY REACH.

#### Entrance:

Communal and secure entry system to the second floor with landing and storage cupboard.

#### Hallway:

Storage cupboard and radiator.

Lounge: 16'3" 4.95m x 12'4" 3.76m

Two UPVC windows and 2x radiator.

Kitchen: 9'5" 2.87m x 6'1" 1.85m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated hob, electric oven, plumbed for washing machine and radiator.

Bedroom One: 12'3" 3.73m max x 10'7" 3.22m

UPVC window, fitted storage, loft access and radiator.

Bedroom Two: 10'4" 3.15m x 9'9" 2.97m

UPVC window, storage and radiator.

#### Bathroom wc:

UPVC window, bath with shower, low level wc, vanity wash hand basin, part tiled and heated towel rail.

#### Externally:

There are communal garden and allocated parking.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING

#### 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.

#### AGENTS NOTE

#### 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

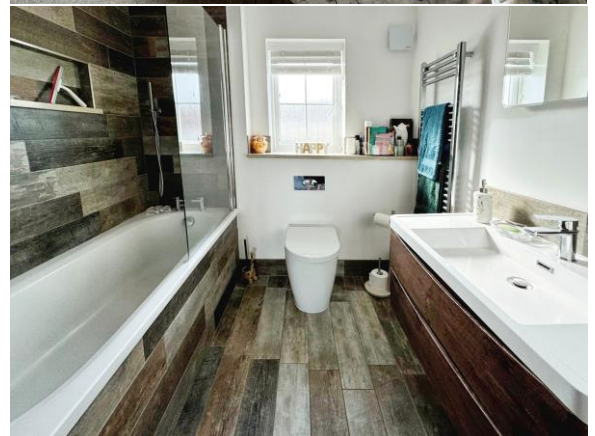
#### TENURE

Share of Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser  
Management/Service Charges - £80 pcm

COUNCIL TAX BAND: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	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 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

