



Edwards Road | Whitley Bay | NE26 2BH

£155,000

An outstanding, show home standard apartment, just a short walk from our gorgeous beach, Metro, vibrant town centre and all things fabulous! Beautifully presented throughout with a secure entry system, fabulous hallway, open plan lounge/dining kitchen with a stunning, re-fitted kitchen with integrated appliances. Two double bedrooms, the principal bedroom with stylish and contemporary fitted wardrobes, providing ample hanging and storage space. Luxurious re-fitted shower room with walk-in double shower cubicle. Recently replaced slimline electric heaters, ECO friendly, double glazing. Allocated parking

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Show Home Standard Upper Apartment

Secure Entry System

Open Plan Lounge/Dining

Two Double Bedrooms

Short Walk to the Beach

Close to Metro and Town

Stylish Kitchen with

Luxurious Bathroom, Parking

For any more information regarding the property please contact us today

Entrance Door to:

SECURE ENTRANCE HALLWAY: Communal entrance hallway with stairs up to the first floor landing

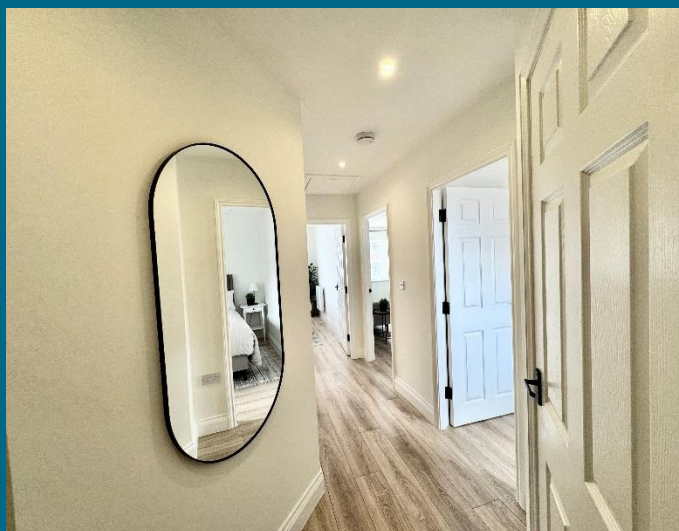
FIRST FLOOR LANDING AREA: Entrance door to:

ENTRANCE HALLWAY: An impressive, light and airy hallway of excellent proportions, electric radiator, spotlights to ceiling, wood effect flooring, door to :

LOUNGE/DINING ROOM: (front): 18'2 x 9'7, (5.53m x 2.92m), a stunning front room, beautifully presented, a perfect blend of style, comfort and convenience. This gorgeous room is designed for contemporary living and the stylish kitchen is seamlessly integrated into the living space, ideal for both entertaining and relaxed everyday living. The kitchen area also benefits from integrated appliances, with electric oven, hob, cooker hood, fridge and washing machine, fitted with base, wall and drawer units, contrasting worktops, brick effect tiling, contemporary flooring, electric radiator

BEDROOM ONE: (front): 12'2 X 9'2, (3.71m x 2.79m), elegant and bright, with measurements including depth of attractive fitted wardrobes, providing ample hanging and storage space, electric radiator, spotlights to ceiling, double glazed window

BEDROOM TWO: (rear): 9'7 x 8'5, (2.92m x 2.57m), electric radiator, double glazed window



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SHOWER ROOM: 8'7 x 5'2, (2.62m x 1.57m), a luxurious, re-fitted shower room, beautifully showcasing a double, walk-in shower, electric shower, floating vanity sink unit with mixer taps, low level w.c. with push button cistern, spotlights to ceiling, electric towel radiator, extractor, porcelain high gloss tiling, contemporary flooring

EXTERNALLY: Communal areas and allocated parking bay for off street parking

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: To Be Confirmed

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Bay

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

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 1/1/2003

Ground Rent: NA

Service Charge: £100 per month

COUNCIL TAX BAND: B

EPC RATING: TBC

WB3039.AI.AI.19/7/25.V.V.1



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Awaiting Floorplan

Awaiting EPC

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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.

