



Russell Court | Adderstone Crescent | NE2 2HH

£155,000

Presenting an immaculate two-bedroom retirement flat, available exclusively for over 55's and situated within a highly sought after location. This exceptional property has been thoughtfully designed to provide a comfortable and accessible living environment, ideal for those seeking a peaceful yet well-connected lifestyle.

Upon entering, you are welcomed by a bright and inviting reception room, enhanced by large windows that bathe the space in natural light and offer tranquil views of the garden. This generous room provides an excellent setting for relaxation or entertaining guests.

The modern kitchen, which also benefits from an abundance of natural light, creating an airy and pleasant space for meal preparation. The property features two well-proportioned bedrooms: one double bedroom and one single, both designed with comfort and practicality in mind. The modern bathroom provides a sleek and convenient arrangement, ideal for daily living.

This retirement home is ideally located close to St Georges Church and offers easy access to a variety of local amenities and public transport links, ensuring convenience and connectivity for residents. The flat is presented in immaculate condition throughout and benefits from a Council Tax Band C rating and an EPC rating of E, reflecting its quality and standards.

ROOK
MATTHEWS
SAYER



X2



X1



X1

First floor apartment in retirement development

No upper chain

Two bedrooms

Lift to all floors

Situated at the rear with views overlooking communal gardens

EPC rating E/ Council Tax band C

Service charge - £340 per month

**Leasehold 125 years (less 10 days)
from 2/8/1985**

For any more information regarding the property please contact us today

ENTRANCE HALLWAY:

Entrance door, built in cupboard, storage heater.

LOUNGE: 15'6 (4.72m max) x 10'7 (3.22m)

Double glazed bay window to the rear, period style fire place, electric fire, television point, coving to ceiling, ceiling rose, storage heater.

KITCHEN: 12'3 (3.73m) x 5'11 (16.9m)

Fitted with a range of wall and base units, single drainer sink unit, integrated fridge/freezer, built in electric oven, built in electric hob, extractor hood, part tiled walls, double glazed window to the rear.

BATHROOM/WC:

White panelled bath with mixer taps shower over, wash hand basin set in vanity unit, low level w.c, tiled walls, cupboard housing washing machine, extractor fan.

BEDROOM ONE: 11'7 (3.53m) x 8'8 (2.64m)

Double glazed bay window to the side, television point, storage heater.

BEDROOM TWO: 12'7 (3.84m) x 6'9 (2.06m)

Double glazed window to the rear, storage heater.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS ELECTRIC

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: Garage/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.

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.

- Leasehold 125 years (less 10 days) from 2 August 1985 - 85 years remaining
- Service Charge: £340 per month

COUNCIL TAX BAND: C

EPC RATING: E

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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.



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