



Marine Avenue | Whitley Bay | NE26 1NB

**£210,000**

Luxurious top floor apartment located in this executive, refurbished period block with just two other apartments. With access to the top floor via lift or stairs this apartment is excellent for all types of buyers, the lift ensuring accessibility. Just a short walk from the beach and all the fun of Whitley Bay promenade with vibrant eateries, bars and independent shops. Excellent local schools, shops and town centre, approximately a ten minute walk from the Metro. Secure entry, communal vestibule and hallway, second floor landing, stunning open plan lounge and dining kitchen with fabulous Velux windows that fully open, the kitchen is sleek and stylish with breakfast bar and integrated appliances. Gorgeous, split level landing leading to two double bedrooms and a stunning shower room. Rear lobby and access to stairway and rear yard, (access only) and lane. Permit parking. No Onward Chain.

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Entrance Door to:

COMMUNAL VESTIBULE: Victorian style tiled floor, door to:

COMMUNAL HALLWAY: impressive communal hallway with lift up to the second floor, out to:

SECOND FLOOR LANDING: door to:

OPEN PLAN LOUNGE/DINING KITCHEN: (front): 20'1 x 18'7, (6.10m x 5.66m), a stunning, open plan living/dining and kitchen area with feature media wall and floating unit, LED lighting, two large Velux balcony windows, additional skylight. The kitchen is fitted with a sleek and stylish range of base, wall and drawer units, contrasting worktops, breakfast bar, integrated electric oven, hob, contemporary cooker hood, integrated fridge/freezer and dishwasher, spotlights to ceiling, radiator



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**LANDING AREA:** a delightful, split level landing area with shelving, spotlights, radiator, airing cupboard, door to:

**REAR LOBBY:** door to rear stairwell and exit

**BEDROOM ONE:** (rear): 10'6 x 10'5, (3.20m x 3.18m), radiator, double glazed window

**BEDROOM TWO:** (rear): 14'9 x 7'7, (4.50m x 2.31m), radiator, double glazed window, spotlights to ceiling

**SHOWER ROOM:** 7'9 x 7'5, (2.36m x 2.26m), luxurious shower room, comprising of, shower cubicle, chrome shower with forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, chrome radiator, spotlights to ceiling, double glazed window, tiled splashbacks, storage cupboard with plumbing for automatic washing machine

**EXTERNALLY:** shared forecourt front garden, access through the rear yard. Permit parking. Initial permit and visitors pass free, additional permits £25 per year

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Permit 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.

#### **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 [02/09/2020] 994 Years remaining

Managed freehold 1/3

Ground Rent: £0

Any Other Charges/Obligations: Lift service & call out package £180 per annum payable to 65 Marine Avenue management company limited

£16.66 per month contribution to management fee.

#### **COUNCIL TAX BAND: B**

#### **EPC RATING: C**

WB3270.AI.DB.06/08/2025.V.1



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# AWAITING FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 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



**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.