



ROOK
MATTHEWS
SAYER

The Wills Building | Benton | NE7 7RW

Offers Over £135,000



2



1



2

Ground Floor Apartment

Two Shower Rooms

Residents Parking

Two Bedrooms

Secure Entrance

UPVC Double Glazing

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A superb two bedroom ground floor apartment with mezzanine level located within the 'The Wills Building' just off the coast road. The property is presented to the highest of standards and benefits from a range of quality fixtures and fittings. It offers generous accommodation and features two en suite shower rooms, good size sitting room, fitted wardrobes to master bedroom and mezzanine level acting as a second bedroom or office. The kitchen also benefits from an integrated washing machine and dishwasher. Additional features include gas fired central heating, UPVC double glazing, residents parking.

The property is well positioned for access to locals shops, amenities and transport links as well providing easy access into Newcastle city centre and the coast.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Entrance door, staircase to first floor, walk-in store room, radiator.

LOUNGE/DINING ROOM 19'11 x 10'5 (6.07 x 3.18m)

Hardwood flooring, double radiator.

KITCHEN 10'8 (max) x 9'2 (max) (3.25 x 2.79m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in induction hob, breakfast bar, hardwood flooring, built in cupboard, integrated washing machine and dishwasher.

BEDROOM ONE 13'1 x 8'4 (to wardrobes) (3.99 x 2.54m)

Double glazed window, fitted wardrobes with sliding doors, double radiator.

EN SUITE SHOWER ROOM

Walk in double shower, wash hand basin, set in vanity unit, low level WC, hardwood floor, heated towel rail.

BEDROOM TWO 13'8 (max) x 9'2 (4.17 x 2.79m)

Built in cupboard housing hot water cylinder, radiator.

EN SUITE SHOWER ROOM

Step in shower cubicle, wash hand basin, set in vanity unit, low level WC, tiled splash back, tiled floor, heated towel rail.

COMMUNAL GARDENS

RESIDENT PARKING

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: Allocated Parking Space

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.

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes: No Sub-letting & Holiday Home-use.

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair users
- Level access
- Lift access
- Ramped access

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.

999 years from 1998 (972 years remaining)

Ground Rent: Included in service charge.

Service Charge (includes building insurance): £2,325.47 per annum -

Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: C

EPC RATING: C

GS00015761.DJ.PC.14.08.25.V.3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 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.



T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

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