



Belvedere Gardens | Benton | NE12 9PG

£135,000

Presenting this well-appointed two-bedroom ground floor flat, offered for sale in a sought-after location.

The property is in good condition, providing an inviting and comfortable home for its next owners. Upon entering, you are greeted by a spacious lounge, ideal for both relaxing and entertaining guests. The flat benefits from a well-equipped kitchen, for modern living.

The double bedroom offers generous proportions and the added luxury of an en-suite, delivering a private and tranquil space. A well-sized single bedroom provides versatility, ideal for a guest room, home office, or nursery, depending on your requirements.

This flat's layout is designed to maximise space and functionality, making it suitable for first-time buyers, professionals, or those looking to downsize without compromising on comfort. The overall presentation of the property promotes a move-in ready opportunity in a prime area.

Enjoy the benefits of residing in a well-maintained flat, ideally positioned for access to local amenities and convenient transport links. This property is highly recommended for those seeking comfortable and stylish accommodation within a desirable neighbourhood.

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1



2

Ground floor flat

EPC: C

Two bedrooms

Council tax band: B

Ensuite to main bedroom

Tenure: Leasehold

Allocated parking bay

125 years from 1998

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

COMMUNAL ENTRANCE DOOR to

COMMUNAL HALLWAY:

ENTRANCE DOOR to

HALLWAY: Security door intercom system, cupboard housing water tank.

LOUNGE: (front): 13'9 x 11'8 (4.19m x 3.56m)

Feature fireplace with electric fire and surround, electric radiator, three double glazed windows to front.

KITCHEN: (rear): 9'6 max x 6'1 max (2.90m x 1.85m)

Fitted wall and base units with work surfaces incorporating; one and a half bowl sink unit with mixer tap, built in electric hob, extractor hood, built in electric oven, free standing washing machine, free standing fridge freezer, double glazed window to rear.

FAMILY BATHROOM: (rear) 5'9 x 6'1 (1.75m x 1.85m)

Briefly comprising; Low level W.C., panelled bath with over head shower unit, wash hand basin in vanity unit, double glazed frosted window to rear.

BEDROOM ONE: (front): 10'7 x 10'2 (3.22m x 3.10m)

Electric radiator, double glazed window to front, door to

EN-SUITE SHOWER ROOM: Briefly comprising; Low level W.C., step in shower cubicle, wash hand basin in vanity unit, double glazed frosted window to side.

BEDROOM TWO: (rear): 9'4 into alcove x 9'2 (2.84m x 2.79m)

Electric radiator, double glazed window to rear.

EXTERNALLY:

Communal gardens

Allocated parking bay

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PRIMARY SERVICES SUPPLY

Electricity: ELECTRIC

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: ADSL COPPER WIRE

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

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

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

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: 125 years from 1998

Ground Rent: £90.00 per year. No planned increases.

Service Charge: £153.16 per month over 10 months. Review due January 2026

Any Other Charges/Obligations: Building insurance included in service charges.

COUNCIL TAX BAND: B

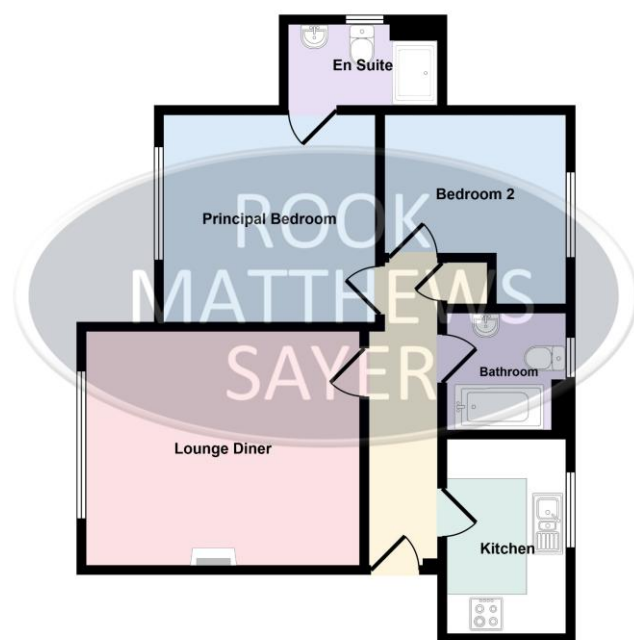
EPC RATING: C

FH00009161 .NF.NF.03/09/2025.V.1

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 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.