



Norwood Court, Thornhill Road | Benton | NE12 8AF

# Offers In Excess of: £200,000

We are delighted to present for sale this immaculate two-bedroom first floor flat situated in a highly sought after location, ideally positioned within easy reach of local amenities and excellent public transport links. The property has been maintained to the highest standard, offering a modern and comfortable living environment perfect for a variety of buyers.

This exceptional flat features a bright and inviting reception room, enhanced by large windows that flood the space with natural light and provide direct access to a private balcony—ideal for relaxing or entertaining guests. The kitchen is equally impressive, thoughtfully designed with stylish wood countertops that complement the contemporary finish. Both bedrooms in this outstanding property are generous doubles, offering ample space for furnishings and storage, making the home perfectly suited for sharers, couples, or those in need of a spacious guest room or home office. The flat further benefits from a well-appointed bathroom, and separate shower room, providing all the necessary comforts for modern day living.

With a Council Tax Band C rating, this property represents an excellent opportunity for those seeking quality, comfort, and convenience in their next home. Benefiting from close proximity to key transport links and a wealth of nearby amenities, early viewing is highly recommended to fully appreciate everything this exceptional flat has to offer.

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**First Floor Flat**

**Spacious throughout**

**Two Bedrooms**

**EPC: TBC**

**Garage**

**Council tax band: C**

**Communal lift**

**Tenure: Leasehold**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**COMMUNAL ENTRANCE DOOR to**

**COMMUNAL HALLWAY:** Staircase to all floors, lift to all floors.

**FIRST FLOOR COMMUNAL LANDING:** door to

**COMMUNAL HALLWAY:**

**ENTRANCE DOOR to;**

**HALLWAY:** Security door intercom system, two electric radiators, built in display cabinet, two storage cupboards one of which houses water tank.

**BEDROOM TWO:** 12'9 X 11'2 into built in drawer unit (3.89m x 3.40m)  
Double glazed window to side, electric radiator.

**BEDROOM ONE:** 12'9 x 12'1 into robes & built in drawer unit (3.89m x 3.68m)  
Double glazed window to side, electric radiator.

**LOUNGE/DINING:** 31'6 at max point x 13'2 at max point (9.6m x 4.01m)  
Double glazed windows to front and sides, two large electric radiators, door leading to

**BALCONY**

**KITCHEN:** 10'4 max x 8'6 max (3.15m x 2.59m)

Briefly comprising; fitted wall and base units with beautiful wood work surfaces incorporating a single drainer sink unit with mixer tap, electric hob, extractor hood, double electric oven, integrated under bench fridge, space in hallway cupboard for a freezer.

**FAMILY BATHROOM:** 6'7 x 5'8 (2.00m x 1.73m)

Briefly comprising; White three-piece suite comprising low level W.C., pedestal wash hand basin, panelled bath, heated towel rail, double glazed frosted window to side.

**SEPARATE SHOWER ROOM**

Step in shower cubicle

**EXTERNALLY:**

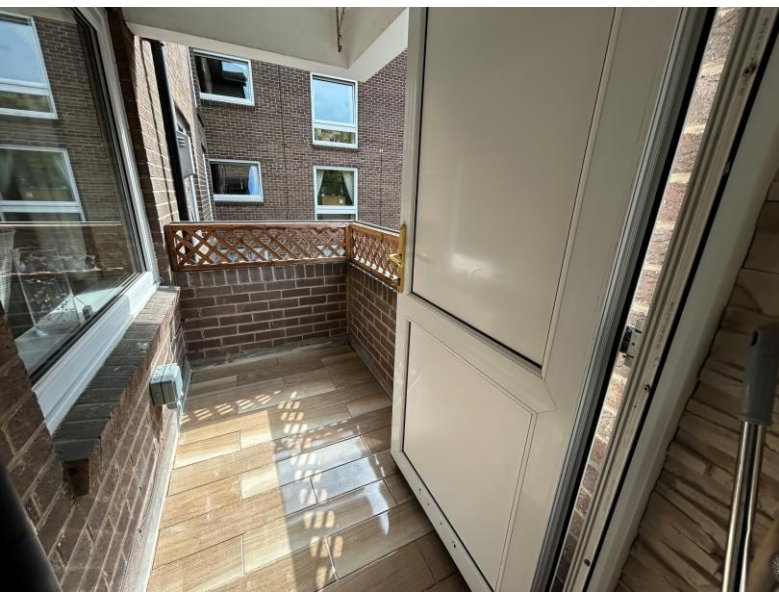
Communal gardens, residents parking bays, garage.

**T: 0191 2667788**

**foresthall@rmsestateagents.co.uk**

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#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: FIBRE TO CABINET

Mobile Signal Coverage Blackspot: NO

Parking: Garage & Parking bays

#### 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 accessibility adaptations:

- Ramp access to front door
- 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: 999 years from 16th January 1974

Service Charge: £235.63 per month insurance included

#### COUNCIL TAX BAND: C

#### EPC RATING: TBC

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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.

