



Wilson Court | Bromley Avenue | NE25 8TR

£125,000

Enjoying a central position in the heart of Monkseaton Village, this stunning two bedroom first floor apartment is within walking distance to the Metro, shops, popular cafes, restaurants, bars, independent shops, schools and approximately a ten minute walk away from our award winning town centre, Whitley Bay. We are utterly obsessed and we are sure you will be too once you see what this vibrant community has to offer! This stylish and contemporary development has a secure entry system and spacious communal areas. Entrance hallway with storage, superb sized open plan lounge through to open plan contemporary kitchen with integrated appliances, fabulous Juliette balcony, lovely family bathroom with shower, two double bedrooms, allocated parking bay. Wilson Court has the added benefit of no onward chain! Leasehold: 125 years from 2004. EPC: D, Council Tax Band: B. Electric, Water, Heating, Drainage: Mains Connected. Broadband: Fibre, Mobile Phone Blackspot: No

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Beautiful Two Bedroom Apartment

In the Heart of Monkseaton Village

**Fabulous Open Plan Lounge/Dining and
Kitchen**

Family Bathroom with Shower

Juliette Balcony

Two Spacious Bedrooms

No Onward Chain!!

For any more information regarding the property please contact us today

SECURE ENTRY SYSTEM TO:

COMMUNAL ENTRANCE HALLWAY: secured
communal area, turned staircase to first floor:

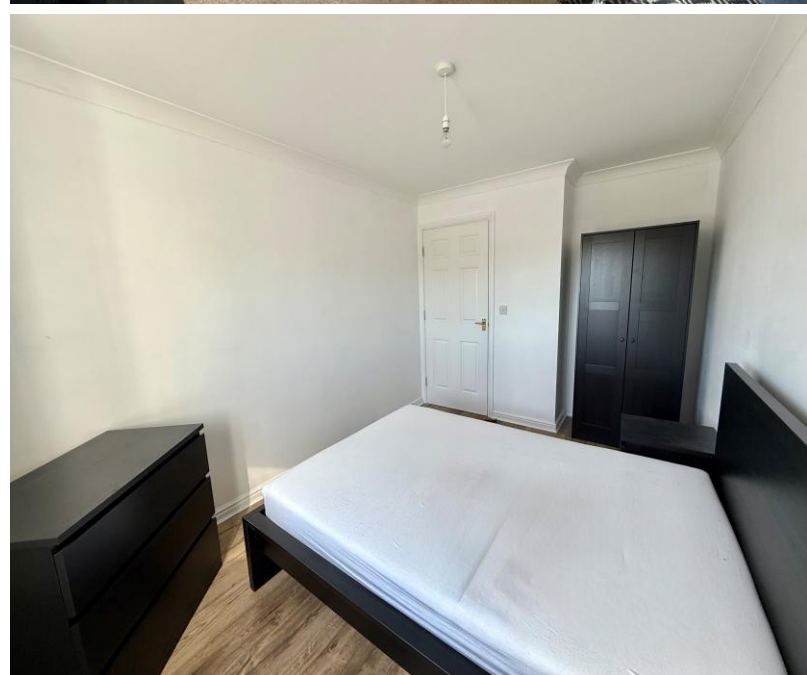
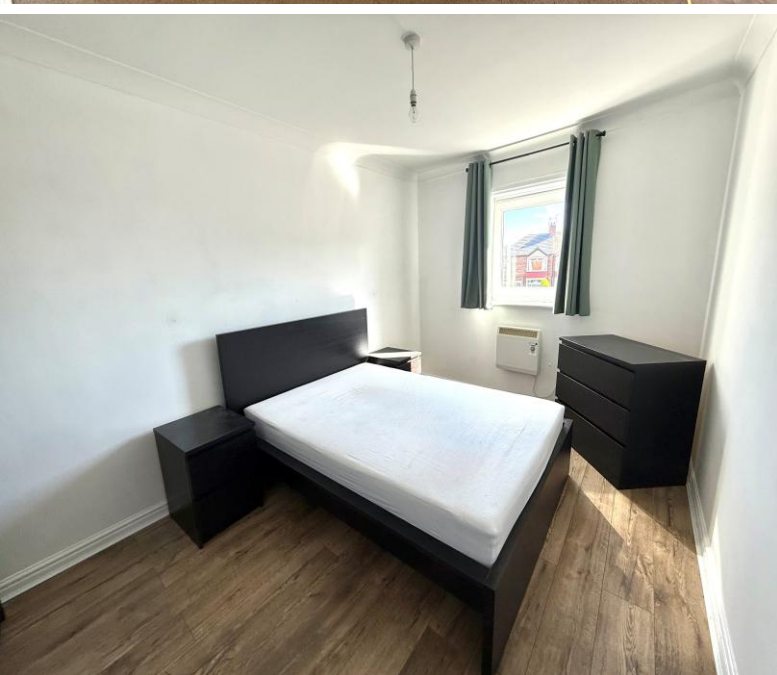
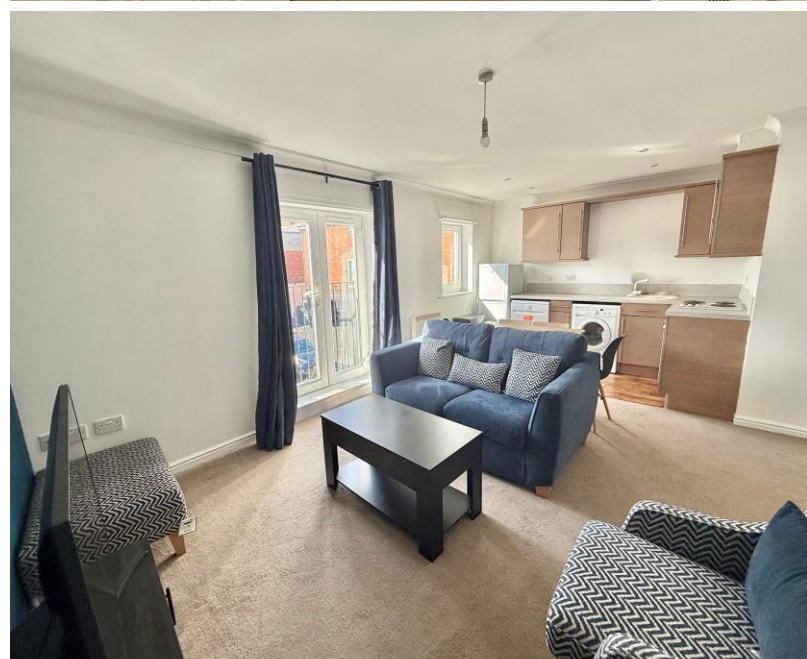
ENTRANCE HALLWAY: light and airy hallway, electric
heater, storage cupboard, door to:

LOUNGE/DINING KITCHEN: (rear) 19'65 x 15'58 (5.98
x 4.75), fabulous sized open plan lounge through to
kitchen, incorporating a range of base, wall and
drawer units, co-ordinating worktops, electric oven,
electric hob, single drainer sink unit with mixer taps,
double glazed window, Juliette balcony, electric
heater, plumbing for automatic washing machine,
spotlights to kitchen area

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FAMILY BATHROOM: (side), family bathroom with bath with mixer taps and shower, pedestal washbasin, low level w.c with push button cistern, contemporary flooring, electric ladder radiator

BEDROOM ONE: (side) 12'32 x 9'0 (3.75 x 2.74), spacious double bedroom, double glazed window, electric heater

BEDROOM TWO (side) 8'24 x 7'07 (2.51 x 2.15) double glazed window, electric heater

EXTERNALLY: allocated parking bay, secure, fob entry gate into the parking area

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Bay & Bike Storage

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: 125 years from 01/01/2004

Ground Rent: £200per annum.

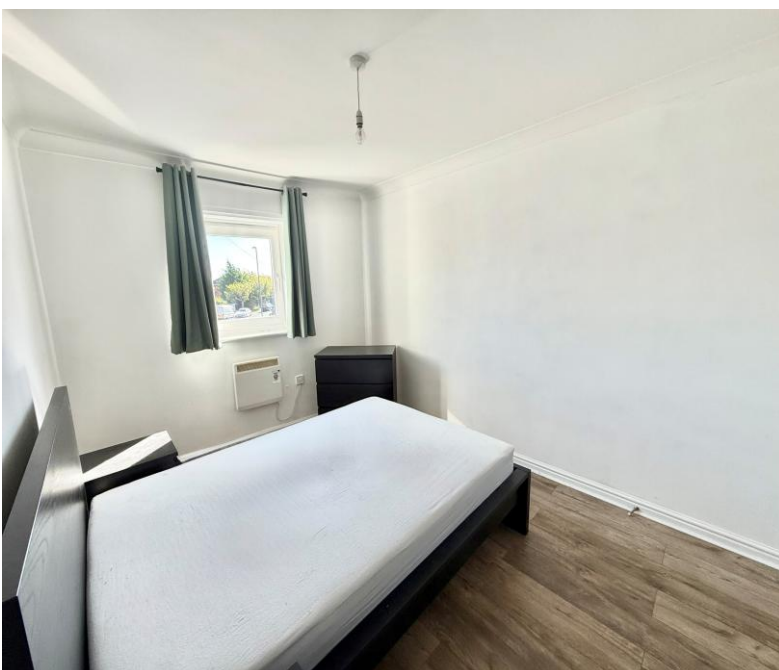
Service Charge: £124.02 per month

Building insurance covered in the service charge

COUNCIL TAX BAND: B

EPC RATING: D

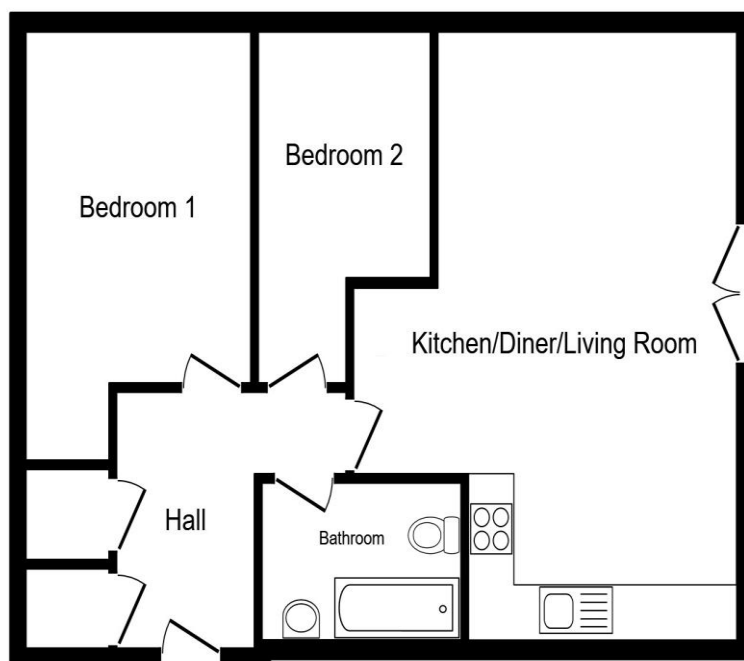
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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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 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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