



Foxglove Walk, City Edge, Newcastle upon Tyne NE5 3TG

Asking Price: £105,000



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Top Floor Flat**En Suite plus Additional Bathroom****No Chain****Juliette Balcony to Lounge****Two Bedrooms****Allocated Parking Bay**

For any more information regarding the property please contact us today

**T: 0191 274 4661****Fenham@rmsestateagents.co.uk****RMS** | Rook
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Modern top floor apartment offered for sale with no chain, situated on the City Edge development. The area benefits from local amenities nearby, including everyday shopping facilities and access to schools within the surrounding neighbourhood, making it suitable for a range of buyers.

Presented in an immaculate condition, the flat also features a Juliette balcony to the lounge, which provided an open aspect and pleasant view. The contemporary kitchen includes high gloss units along with an integrated fridge freezer and integrated dishwasher, creating a practical and streamlined cooking space.

The master bedroom has access to an en suite shower room, there is also a main family bathroom. Externally, there is an allocated parking bay.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A

EPC Rating: B

Room Descriptions

Communal Entrance

Stairs leading to second floor.

Subject Flat

Hallway

Storage cupboard (plumbed for washing machine). Radiator.

Lounge 19' 7" x 11' 10" (5.96m x 3.60m)

Double glazed window to the side. Juliette balcony. Radiator.

Kitchen

High gloss units. Integrated fridge freezer. Integrated dishwasher. Extractor hood. Gas hob. Electric oven. Sink/drainer.

Bedroom One 14' 8" x 9' 10" (4.47m x 2.99m)

Double glazed window. Radiator.

En Suite 7' 3" x 5' 9" (2.21m x 1.75m)

Frosted double glazed window. Shower cubicle. Vanity wash hand basin. Low level WC. Radiator.

Bedroom Two 12' 1" x 9' 0" (3.68m x 2.74m)

Double glazed window. Radiator.

Bathroom 6' 6" x 7' 6" (1.98m x 2.28m)

Panelled bath with shower over. Vanity wash hand basin. Extractor fan. Low level WC. Radiator.

External

Allocated parking bay.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Bay

The property benefits from double glazing throughout.

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

Any flood defences at the property: No

Coastal Erosion Risk: Low

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.

TENURE

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: 146 years remaining as at January 2026

Ground Rent: £150 per annum

Service Charge: £1,609 per annum

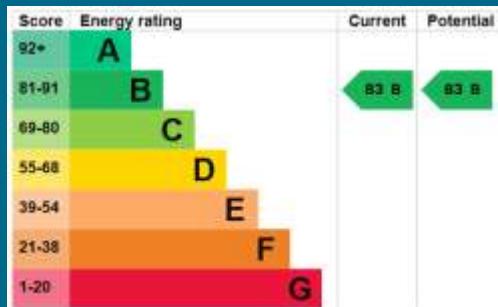
Additional Charges - £88 per annum for garden maintenance

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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.

