



The Cedars, Park Road, Cruddas Park, Newcastle upon Tyne NE4 7DX

**Asking Price: £120,000**

Available for sale is this penthouse apartment located on the top floor of a 14 storey block, situated in Cruddas Park. The accommodation briefly comprises of communal entrance with lift to 14th floor and landing leading to subject flat, hallway, lounge, kitchen, two bedrooms and bathroom. The property benefits from an allocated parking bay, together with panoramic views.

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: C





2



1



1

**Penthouse Apartment**

**Panoramic Views**

**Two Bedrooms**

**Allocated Parking Bay**

**For any more information regarding the property please contact us today**

**Communal Entrance**

Lift giving access to 14th floor landing.

**Subject Flat**

**Hallway**

Video entrance system. Store. Radiator.

**Open Plan Lounge/Kitchen**

**Lounge Area**

**15' 6" into window area x 14' 5" (4.72m x 4.39m)**

Obscure shape. Double glazed window with panoramic views. Radiator.

**Kitchen Area 8' 9" x 7' 7" (2.66m x 2.31m)**

Double glazed window. Fitted wall and base units.

**Bedroom One**

**19' 0" into window area x 8' 5" (5.79m x 2.56m)**

Obscure shape. Double glazed window with panoramic views. Radiator.

**Bedroom Two**

**15' 2" x 8' 2" inc wardrobe (4.62m x 2.49m)**

Double glazed window. Radiator. Fitted wardrobes.

**Bathroom 7' 11" x 5' 5" (2.41m x 1.65m)**

Double glazed window. Panelled bath with shower and screen over. Cantilevered wash hand basin. Low level WC.

**External**

Allocated parking bay.

**T: 01912744661**

**Fenham@rmsestateagents.co.uk**

**ROOK  
MATTHEWS  
SAYER**





T: 01912744661

Fenham@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Biomass Heating System  
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

We have been made aware that the occupants are not allowed uncaged pets, and are not allowed to rent out any of the properties in the block.

#### 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 accessibility adaptations -  
Lift access to 14th floor

#### 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: 111 years remaining as at October 2025  
Ground Rent: £33 per annum  
Service Charge: £443.34 per quarter

FN00010285/SJP/SP/21102025/V.1



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

T: 01912744661

Fenham@rmsestateagents.co.uk

