



RMS | Rook  
Matthews  
Sayer

Rialto Building | City Centre | NE1 2JR

**£150,000**

Sold as seen - this top floor apartment situated in Rialto Building, Melbourne Street. Briefly comprising of; secure communal entry system with stair and lift access to all floors. Within the apartment there is a hallway with storage, four bedrooms, lounge, kitchen and shower room WC.

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x4



x1



x1

**Top Floor Apartment**

**Leasehold – 125 years from 1  
January 2004**

**Four Bedrooms**

**EPC Rating D / Council Tax Band D**

**Sold as seen**

**No upper chain**

**Service Charges & Ground Rent  
TBC**

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

**COMMUNAL ENTRANCE:** Stairs to all floors & lift.

**LOUNGE:** 13'11 x 16'5, (4.24m x 4.99m), double glazed window to rear, double glazed French doors leading to Juliette balcony, electric heater.

**KITCHEN:** 7'3 x 8'0, (2.20m x 2.43m), wall & base cupboards, work surfaces, 1 ½ bowl sink unit, built in electric oven and hob, extractor hood.

**BEDROOM ONE:** 13'4 x 9'10, (4.05m longest point x 2.99m longest point), double glazed window to side, electric heater.

**BEDROOM TWO:** 9'10 x 7'2, (3.0m x 2.18m), double glazed window to side, built in cupboard, electric heater.

**BEDROOM THREE:** 11'5 x 10'8, (3.48m x 3.26m), double glazed French doors leading to Juliette balcony, electric heater.

**BEDROOM FOUR:** 9'8 x 9'6, (2.94m x 2.90m), double glazed window to side.

**SHOWER ROOM/W.C:** 4'7 x 5'7, (1.45m x 1.69m), white 3 piece suite comprising a pedestal wash hand basin, step in shower cubicle with mains fed shower, low level w.c.

**T: 0191 281 6700**

**jesmond@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: N/A

### 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 1 January 2004

Ground Rent: TBC

Service Charge: TBC

### COUNCIL TAX BAND: D

### EPC RATING: D

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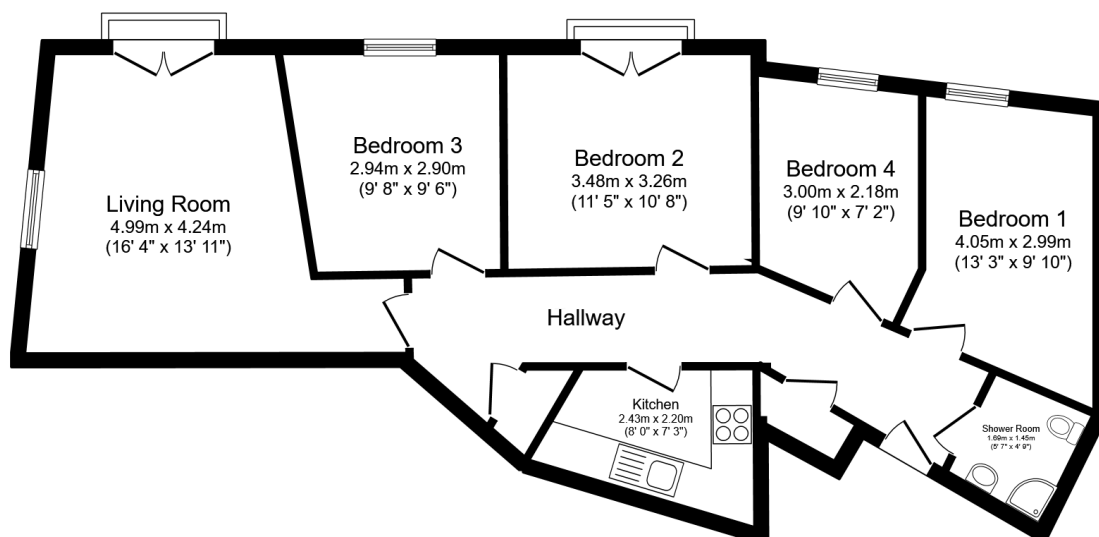


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## Apartment 32, Rialto, Newcastle upon Tyne, NE1 2JR



### Floor Plan

Floor area 76.2 sq.m. (820 sq.ft.)

Total floor area: 76.2 sq.m. (820 sq.ft.)

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		
69-80	C		79 C
55-68	D	61 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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