



RMS | Rook
Matthews
Sayer

Waterloo House | City Centre | NE1 4AP

£150,000

This neutrally decorated 2-bedroom flat is for sale in the heart of Newcastle upon Tyne's vibrant City Centre, offering a practical base that's particularly appealing to investors.

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x2



x1



x2

Two Bedroom Apartment

No Upper Chain

Ensuite Shower Room

City Centre Location

**Leasehold 125 years from 1
December 2003**

**Ground Rent £250 per annum /
Service Charge £3,700.82 per
annum**

EPC Rating C / Council Tax Band

For any more information regarding the property please contact us today



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ENTRANCE HALL: In flat.

COMMUNAL ENTRANCE: Lift & stair access to all floors

LOUNGE/DINING ROOM + KITCHEN: 29'8 x 15'2, (9.05m longest point x 4.63m longest point), double glazed window to side, double glazed French doors leading to balcony.

KITCHEN: (open): Fitted with a range of wall & base cupboards, work surfaces, built in electric oven and hob, extractor hood, space for automatic dish washer or dryer, part tiled walls, integrated appliances, electric heater.

BEDROOM ONE: 21'3 x 10'6, (6.47m x 3.20m), double glazed window to side, electric heaters.

EN-SUITE SHOWER ROOM: 5'0 x 6'3 (1.51m x 1.90m), white 3 piece suite comprising pedestal hand wash basin, step in shower cubicle with mains shower, low level w.c., tiled splash backs, extractor fan.

BEDROOM TWO: 22'7 x 7'6, (6.87m x 2.29m), double glazed window to side, electric heater.

BATHROOM/W.C.: 8'6 x 7'1, (2.59m x 2.16m), white 3 piece suite comprising of a paneled bath, electric shower over pedestal wash hand basin, low level w.c., tiled splash back, airing cupboard, housing hot water cylinder, extractor fan.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street

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 December 2003

Ground Rent: £250 per annum.

Service Charge: £3,700.82 per annum

COUNCIL TAX BAND: D

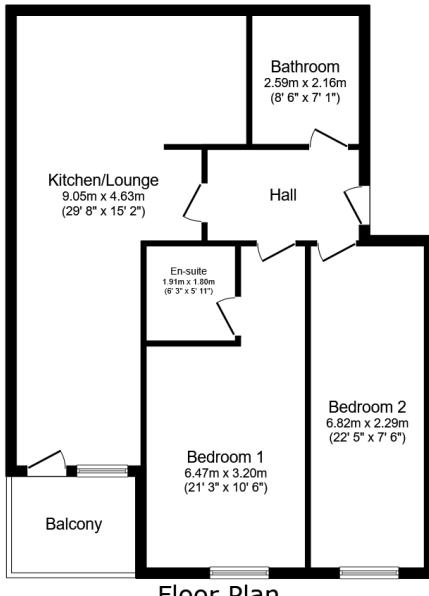
EPC RATING: C

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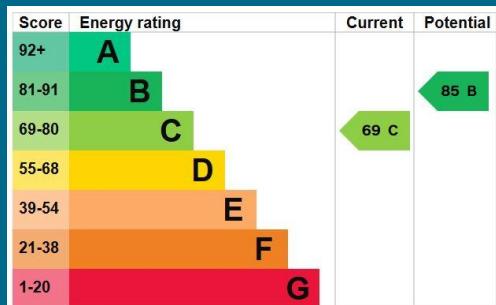
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Apartment 8, Waterloo House, NE1 4AP



Total floor area: 79.6 sq.m. (857 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



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 interest 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.

