Willowbay Drive | Great Park | NE13 9EP

£190,000

2 1 1

Duplex apartment

2 double bedrooms

25ft sitting room

Walk in wardrobe

Large storage facility

Allocated parking space

ROOK
MATTHEWS
SAYER

A super stylish 2 bedroom duplex apartment located within the much sought after Newcastle Great Park benefitting from an elevated southerly facing aspect. The property boasts in excess 1350 sq ft floor area and benefits from two balconies and a 25ft sitting room with large storage facility. Additional features include a large dining kitchen with integrated appliances and 2 double bedrooms with walk in wardrobe to the master. The property also benefits from gas fired central heating, UPVC double glazing and allocated parking space. There are frequent transport links nearby and the property is well positioned for access to the A1 motorway and central Gosforth.

Briefly comprising secure communal entrance with staircase leading to the second floor. The entrance hallway provides access to the dining kitchen, two double bedrooms, and a family bathroom with shower. To the first floor is a spacious sitting room with balcony and large storage facility. Additional modern features include gas fired central heating and UPVC double glazing. Externally is an allocated parking space as well as visitor parking.

ENTRANCE DOOR LEADS TO:
ENTRANCE HALL
Entrance door, engineered hardwood flooring, staircase to first floor, built in cupboard, radiator.

DINING KITCHEN 21'10 x 11'2 narrowing to 8'0 (6.65 x 3.40-2.44m)
Fitted with a range of wall and base units, 1 ½ bowl sink unit, engineered hardwood flooring, built in electric oven, built in gas hob, extractor hood, double glazed French doors to balcony, radiator, entry phone.

BEDROOM ONE 16'0 x 8'7 (4.88 x 2.62m)
Double glazed window, fitted wardrobes, double glazed French doors with Juliette balcony, radiator.

BEDROOM TWO 12'9 x 6'11 (3.89 x 2.11m)
Double glazed window, radiator.

BATHROOM/W.C.
Three piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, extractor fan.

UPPER LEVEL SITTING ROOM 25'4 x 17'10 (7.72 x 5.44m)
Double glazed window, large storage, entry phone, double glazed French door to balcony, two radiators.

ALLOCATED PARKING SPACE

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Allocated parking space

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
Restrictions on property? Yes: Parking boats, caravans or mobile homes on site.

RISKS
Risk of Flooding: Zone 2

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.
999 years from 2018 (992 years remaining)
Ground Rent: N/A
Service Charge: £117.00 per month - Review Period: TBC - Increase Amount: TBC
Building Insurance Charge: £150.00 per annum - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: B
EPC RATING: B

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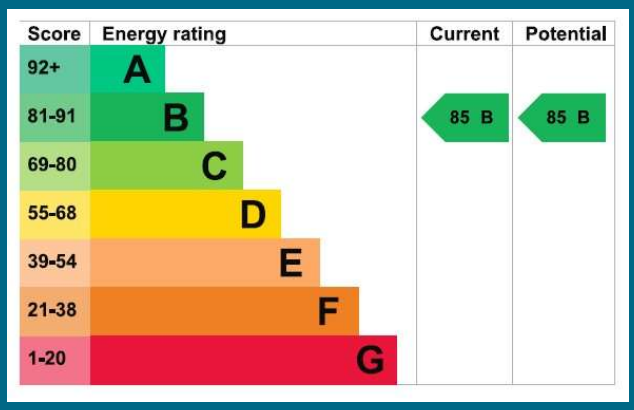

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman

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