



The Beeches | Benton | NE12 8BG

£95,000

Situated within this highly sought after block at the head of Station Road and within close proximity of the Benton Metro Station and a good bus service to both City Centre and coastal routes with schools, shops and restaurants close by.

This lovely two bed ground floor apartment on 'The Beeches' offers a communal entrance by intercom system, entrance hall, bright and airy generous lounge to the front with full height windows flooding the room with natural light. The breakfasting kitchen has room for a table ideal for get together and family meals. There are two bedrooms both with fitted wardrobes providing excellent storage solutions and a refurbished shower room. The property benefits from electric under floor heating to certain areas and UPVC double glazing, communal gardens, parking and a garage to nearby separate block. Attractively priced and offered with no onward chain, an early inspection is a must to secure.

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Spacious Ground Floor Apartment

Sought After Location

Generous Lounge with Full Height Window

No Onward Chain

Two Bedrooms Both with Fitted Wardrobes

Leasehold

EPC: D

Council Tax: A

ENTRANCE LOBBY: Entrance vestibule with door leading to:

ENTRANCE HALLWAY: The hallway offers access to a convenient built-in cupboard and provides access to each area of the home.

LOUNGE: (front): 13'4 x 12'7, (4.06m x 3.83m) The lounge benefits from a full-length window to the front, allowing natural light to fill the space. It also features a wood surround with a marble inset and hearth, complemented by an electric fire, adding charm to the room.

BREAKFAST KITCHEN: (rear): 11'8 x 8'07, (3.55m x 2.45m) The kitchen is fitted with a range of wall and base units, along with a built-in electric oven and hob with extractor fan. There is also an integrated fridge and washing machine. The walls are partly tiled, and a double-glazed window to the rear provides natural light.

BEDROOM ONE: (front): 12'7 x 8'4, (3.83m x 2.54m) The principal bedroom benefits from mirrored sliding wardrobes and a double-glazed window to the front.

BEDROOM TWO: (rear): 8'8 x 8'3, (2.64m x 2.51m) The second bedroom also benefits from wardrobes and a double-glazed window to the rear.

SHOWER ROOM: The shower room has tiled walls and a double-glazed frosted window to the front. It is fitted with a wash hand basin set within a vanity unit, a low-level WC, and an electric shower, along with a cupboard housing the immersion heater.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric/Underfloor
Broadband: Cable
Mobile Signal Coverage Blackspot: Yes
Parking: Garage/Communal Parking

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: 999 years from 1971
Ground Rent: £20 per annum.
Service Charge: £497.88 per 6 months.

COUNCIL TAX BAND: A

EPC RATING: D

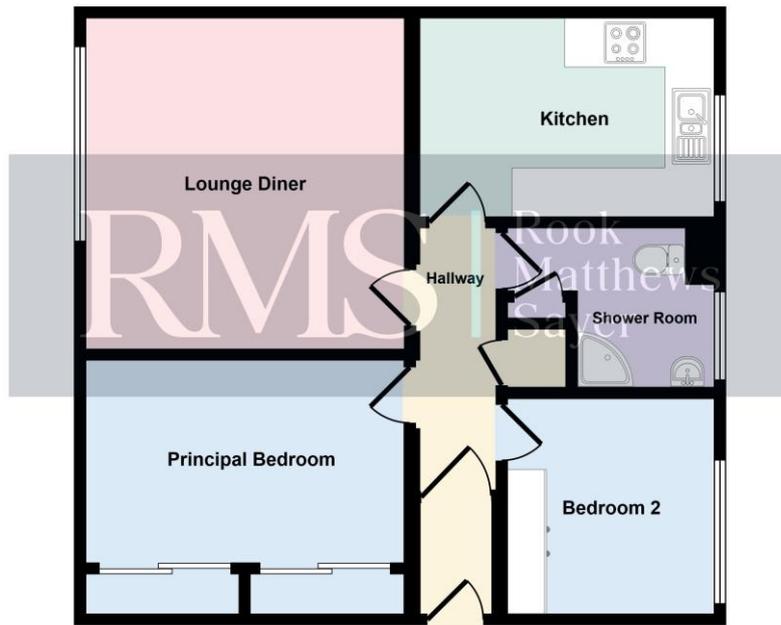
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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 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.