



Sandyford Park | Sandyford | NE2 1TA

£110,000

Situated within the walled boundaries of Sandyford Park is this delightful two bedroom first floor retirement apartment. The property is offered for sale with vacant possession and has the benefit of stunning views over the communal gardens which are landscaped and beautifully maintained.

RMS | Rook
Matthews
Sayer



x2



x1



x1

Two Bedroom First Floor Flat

Leasehold – 99 years from 5 June 1987 (60 years remaining)

Retirement Property

Service Charges - £261.71 per month from 1 April 2026

Vacant Possession

Communal Gardens & Lounge

EPC Rating D / Council Tax Band B

For any more information regarding the property please contact us today

COMMUNAL ENTRANCE.

LOUNGE: 16'1 x 11'5, (4.89m x 3.49m), double glazed box window to rear, with 2 storage heaters.

KITCHEN: 5'7 x 11'5, (1.71m x 3.49m), wall and base cupboards, work surfaces, single drainer sink unit, built in electric oven and hob, and part tiled walls.

BEDROOM ONE: 14'0 x 8'6, (4.26m x 2.58m), double glazed window to rear, with fitted wardrobes and a storage heater.

BEDROOM TWO: 10'4 x 7'1, (3.14m x 2.16m), double glazed window to rear, with a storage heater.

SHOWER ROOM: White 3 piece suite comprising a wash hand basin, step in shower cubicle and low level WC, with a towel rail, extractor fan and wall mounted heater.

COMMUNAL GARDEN.

T: 0191 281 6700

jesmond@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



RMS | Rook
Matthews
Sayer



RMS | Rook
Matthews
Sayer



RMS | Rook
Matthews
Sayer



RMS | Rook
Matthews
Sayer



RMS | Rook
Matthews
Sayer



RMS | Rook
Matthews
Sayer

T: 0191 281 6700

jesmond@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric Night Storage Heaters

Broadband: None Currently Installed

Mobile Signal Coverage Blackspot: No

Parking: 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.

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: 99 years from 5 June 1987

Ground Rent: N/A

Service Charge: £261.71 from 1 April 2026

COUNCIL TAX BAND: B

EPC RATING: D

JR4697.CW.MB.12.3.26.V.1

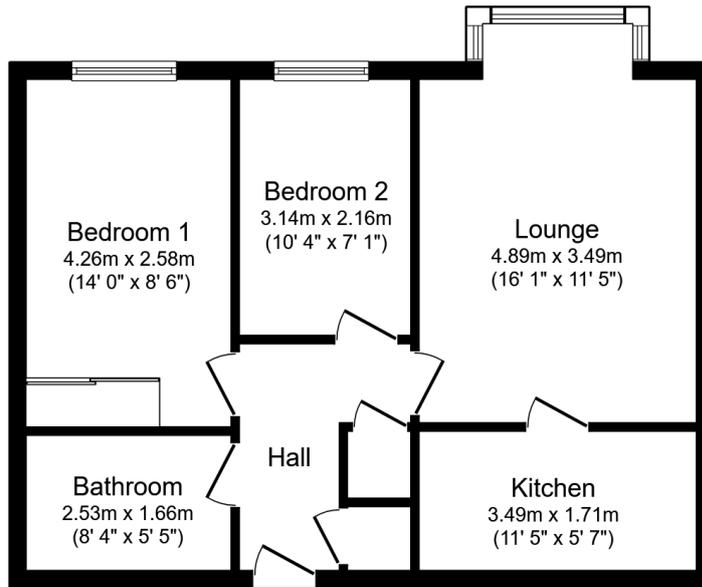


T: 0191 281 6700

jesmond@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

34 Sandyford Park, Newcastle upon Tyne, NE2 1TA



Floor Plan
Floor area 52.0 sq.m. (560 sq.ft.)

Total floor area: 52.0 sq.m. (560 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		77 C
55-68	D	60 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: 0191 281 6700

jesmond@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer