



Belvedere Gardens | Benton | NE12 9PG

## Offers in Excess of £135,000

Presenting a well-appointed first floor apartment offered for sale on Belvedere Gardens an exclusive development with excellent public transport links, local amenities and green spaces nearby. The property offers the perfect combination of convenience and tranquility and is suitable to a variety of purchasers. The entrance door to the apartment is within a communal hall with a secure door entry system. As you step inside the central hall has useful built in storage cupboard, the generous lounge, ideal for both entertaining and relaxing is flooded with an abundance of natural light from the large windows. The kitchen is well equipped and ideal for modern living. There are two good sized bedrooms the second is currently used as a home office with built in storage and a beautiful refurbished shower room with stylish fixtures and fittings completes the accommodation. Externally the well-maintained communal gardens add to the overall appeal of the property and there is a convenient allocated parking bay, an early internal inspection is highly recommended to secure this lovely home in this prime residential location.

**RMS** | Rook  
Matthews  
Sayer



## First Floor Apartment

## Beautiful Refurbished Shower Room

### Desirable Location

### Allocated Parking Bay

### Lovely Welcoming Lounge

### Superb Starter home Or Retirement Purchase

### Two Generous Bedrooms

### Leasehold: 125 years from 1998

#### PROPERTY DESCRIPTION:

COMMUNAL ENTRANCE to

COMMUNAL ENTRANCE HALL

ENTRANCE DOOR to

#### HALLWAY:

Radiator, built in cupboard

#### LOUNGE: 11'7 x 13'9 (3.53m x 4.19m)

Double glazed window to front, coving to ceiling, radiator.

#### KITCHEN: 6'1 x 9'7 (1.85m x 2.92m)

Fitted with a range of wall and base units with work surfaces incorporating a one and a half bowl sink unit with mixer tap, built in electric oven, built in electric hob, extractor hood, space for washing machine, space for fridge freezer, part tiled walls, double glazed window to rear.

#### BEDROOM ONE: 10'3 x 10'6 (3.12m x 3.20m)

Double glazed window to front, radiator.

#### BEDROOM TWO: 9'4 max into alcove x 9'3 (2.84m x 2.82m)

Double glazed window to front, radiator.

#### SHOWER ROOM:

White three-piece suite briefly comprising; low level W.C., step in shower cubicle with twin headed power shower, wash hand basin in vanity unit, electric heated mirror, shaver point, extractor fan, heated towel rail, UPVC ceiling with spotlights, tiled walls and flooring, double glazed frosted window to rear.

#### EXTERNALLY:

Communal gardens.

Allocated parking bay.

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#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: FIBRE TO CABINET

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING BAY

#### 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

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:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

#### 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 1998

Ground Rent: £90.00 per year

Service Charge: £160.76 per month review due in December

#### COUNCIL TAX BAND: B

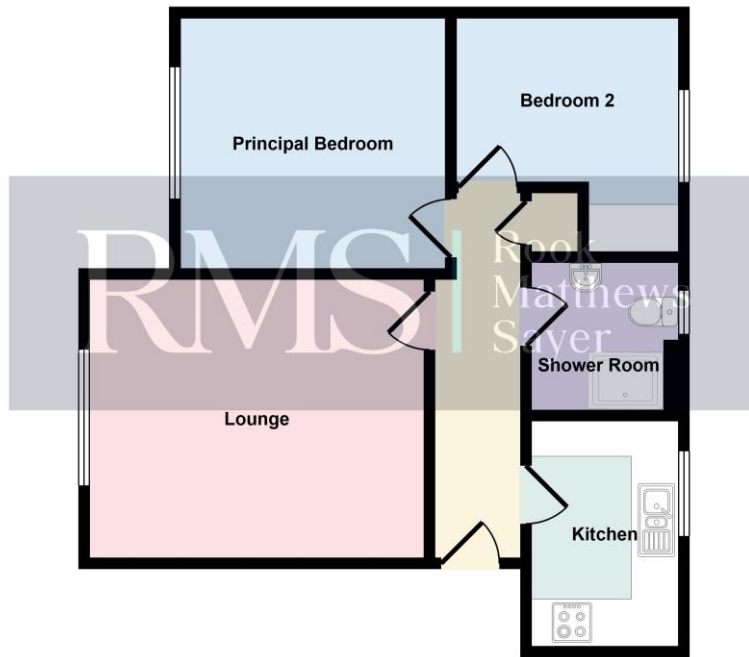
#### EPC RATING: C

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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 Easy 200.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	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.

