



Belvedere Gardens | Benton | NE12 9PG

£135,000

Offered with no onward chain we welcome for sale this two bedroom second floor apartment on Belvedere Gardens, a highly exclusive development in Benton. The property is accessed via a secure communal entrance, with staircase to the second floor, it is excellently positioned with convenient access to local amenities and public transport links, ensuring all your daily necessities are within easy reach and your commute is hassle-free. Step in to the welcoming central hallway which is light and airy this leads to the kitchen which is both stylish and functional plus the spacious lounge a great entertaining space bathed in natural light which open to a south facing balcony a great space to relax and un wind. This is also accessed from the principal bedroom which boasts fitted wardrobes and an en-suite shower room. The second bedroom has wardrobes also providing smart storage solutions and the bathroom completes the accommodation. The apartment benefits from a driveway and good-sized garage and the well-maintained communal areas add to the overall appeal of this lovely property. Call now to arrange an internal inspection.

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First Floor Apartment

Balcony

No Onward Chain

EPC: TBC

Desirable Development

Garage With Driveway

Leasehold:

Council Tax: B

ENTRANCE HALLWAY: Accessed via a welcoming entrance hall, the property benefits from an intercom system, a storage heater, and an airing cupboard housing a hot water tank.

LOUNGE: 13'8 x 11'6, (4.16m x 3.50m). The well-proportioned lounge features a double-glazed window to the front, allowing natural light to enter the space. The room includes a wall-mounted electric fire, a storage heater, and coving to the ceiling. A double-glazed door provides access to the balcony, which is laid with tiled flooring.

KITCHEN: 9'6 x 6'1, (2.89m x 1.85m). The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a 1½ bowl sink unit. There is a built-in electric oven and hob with extractor hood above. The space is plumbed for a washing machine and offers room for a fridge freezer. Finished with tiled flooring, part-tiled walls, and a double-glazed window to the rear.

BEDROOM ONE: 10'9 x 10'5, (3.27m x 3.15m). The principal bedroom is fitted with bedroom furniture and wardrobes, with a double-glazed patio door providing access to the balcony. The room also benefits from a storage heater and a door leading to the en-suite shower room.

EN-SUITE SHOWER ROOM: The en-suite comprises an electric step-in shower cubicle, a wash hand basin set within a vanity unit, and a low-level WC. Additional features include an electric wall heater, part-tiled walls, and a double-glazed frosted window to the side.

BEDROOM TWO: 9'3 x 7'4, (2.81m x 2.23m) plus wardrobes. The second bedroom benefits from fitted wardrobes, an electric storage heater, and a double-glazed window to the side.

FAMILY BATHROOM: The family bathroom features a panelled bath with mixer shower tap, a wash hand basin set within a vanity unit, and a low-level WC. There is also an electric wall heater, part-tiled walls, and a double-glazed frosted window to the side.

EXTERNALLY: The property benefits from a detached garage with an up-and-over door, providing convenient off-street parking, along with an additional allocated parking space. This is an advantage, as most of the flat only offer a single space.

T: 0191 266 7788

Foresthall@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre To Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/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

Listed? NO

Conservation Area? NO

Restrictions on property? No Pets

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

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 29/01/1999

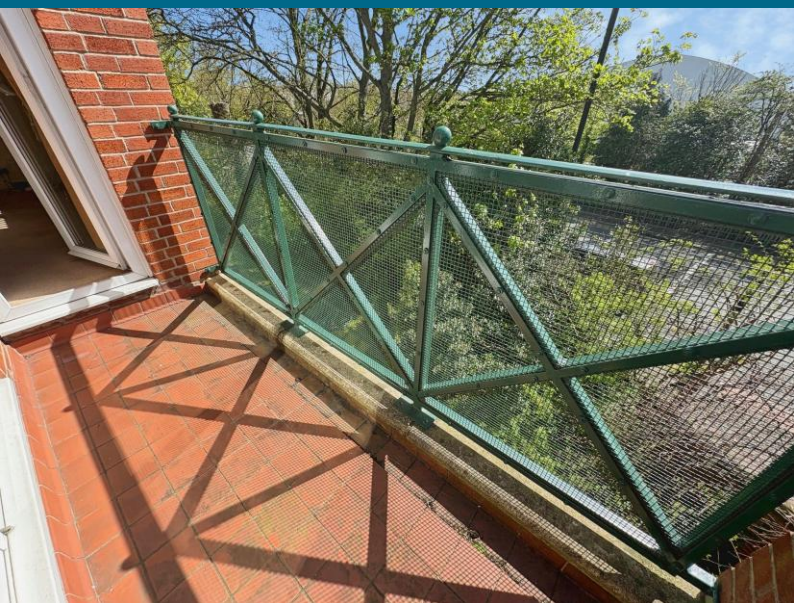
Ground Rent: £90 per annum.

Service Charge: £160.79 per month to be reviewed on 01/05/2026

COUNCIL TAX BAND: B

EPC RATING: TBC

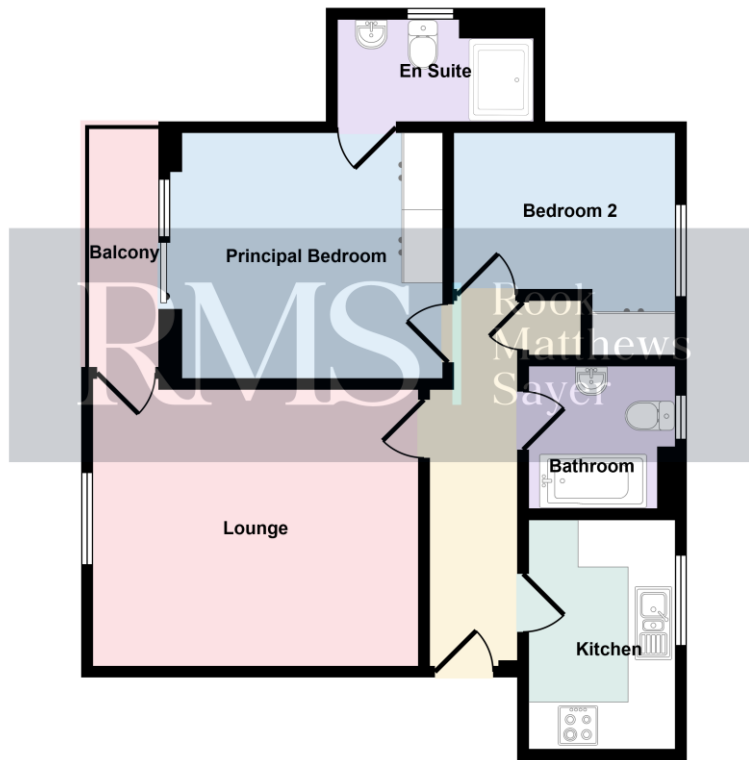
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Floorplan

EPC RATING TBC

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

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