



Claremont Court | Whitley Bay | NE26 3HN

£110,000

Set within a convenient and well-established part of Whitley Lodge, this ground floor flat offers a well-proportioned layout paired with modern internal upgrades that elevate it beyond the typical. The living room is the standout space a generous, square-shaped room that allows for flexible furniture arrangements and a natural flow, with a large window drawing in good levels of light. A feature electric fireplace provides a focal point without dominating the room, giving it a comfortable and usable feel. To the rear, the kitchen has been thoughtfully updated with a range of shaker-style units, wood-effect work surfaces and a clean tiled splashback. The layout makes excellent use of the space, incorporating integrated cooking appliances and designated areas for additional white goods. The bedroom is a well-sized double, while the shower room has been modernised with a contemporary suite including a corner shower enclosure. One of the more practical strengths of the property is the level of storage on offer, with multiple cupboards accessed from the hallway. The location offers easy access to local shops, amenities and transport links, making it a convenient base for day-to-day living.

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**One Bedroom Ground Floor
Flat**

**Generous Sized Living Room
Desirable Location**

**Stunning Kitchen with
Integrated Oven and Hob**

Modern Shower Room

**Hallway with Multiple Storage
Cupboards**

**No Onward Chain, and Vacant
Possession**

For any more information regarding the property please contact us today

HALLWAY: Walk-in store cupboard with light and meters, airing cupboard, fitted storage cupboard, security entry phone, door to:

BEDROOM 10'8" x 11'10" (3.25m x 3.60m): Double glazed window, electric radiator

SHOWER ROOM 6'2" x 5'1" (1.87m x 1.56m): Walk-in shower enclosure, vanity wash hand basin, low level W.C, heated towel rail.

LIVING ROOM 14'11" x 14'5" (4.54m x 4.39m): Double glazed window, electric radiator, TV and telephone points, electric feature fireplace, doorway to kitchen

KITCHEN 5'1" x 12'8" (1.54m x 3.86m): Fitted wall and base units, wood work surfaces, tiled splashback, sink with mixer tap and drainer, electric hob with cooker hood, integrated oven, plumbing for washing machine, double glazed window

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains/Electric
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
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 an

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.

Leasehold 999 years from 01/06/1964 remaining years 937

Service charge: 6 monthly £780. includes building insurance and Ground rent Payable to Brannen & Partners

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.

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.



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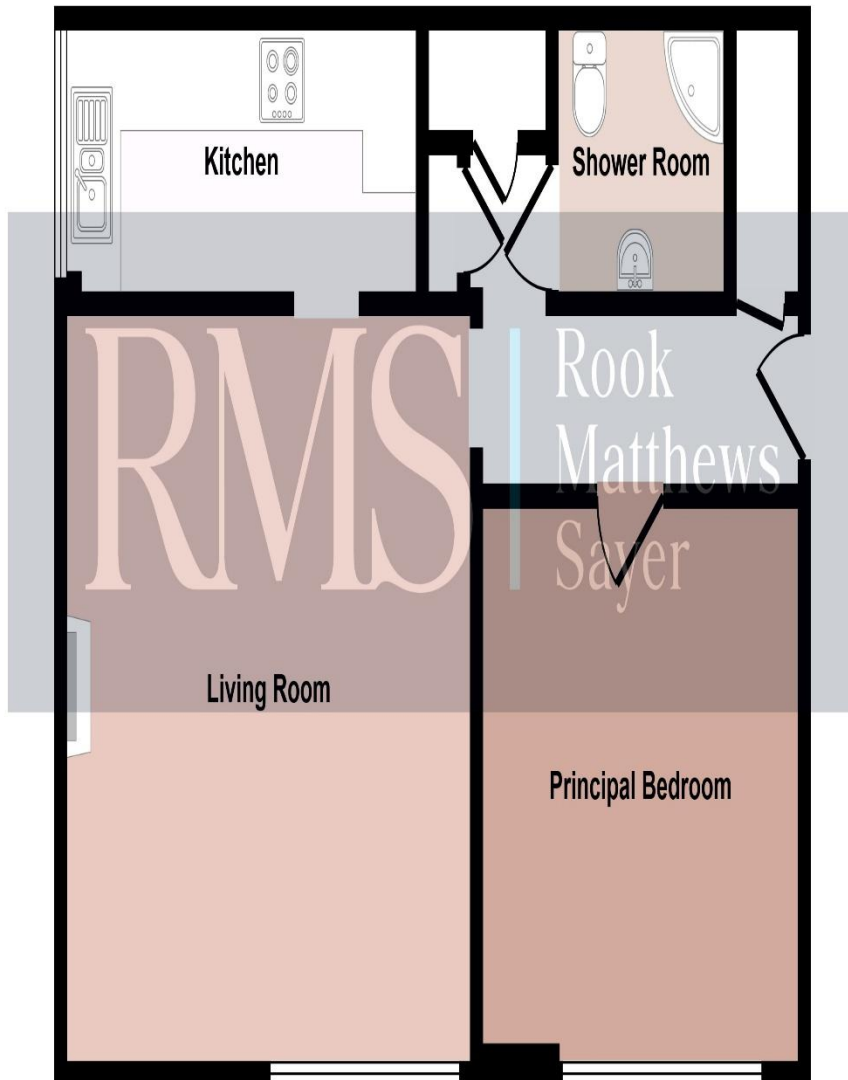
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Floorplan

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.

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