



Edgefield | West Allotment | NE27 0BT

£125,000

A smartly presented second floor apartment with a bright dual aspect lounge, two bedrooms and allocated parking. Well positioned for local amenities, including, a gym shops, pubs, Costa & Starbucks all within walking distance.

The nearby Metro link also serves the newly operational Northumberland train Line taking approximately 10 minutes to Newcastle city centre. With so many places of interest close by this apartment is in the perfect location

Accessed via a secure communal entrance, the apartment opens into a private hallway with useful storage. The lounge is a well-proportioned and naturally light main living space, while the adjoining kitchen is fitted with a modern range of units, integrated cooking appliances and practical workspace. There are two bedrooms, including a comfortable principal room, while the second bedroom also offers great proportions and versatility. A contemporary shower room finished in a clean modern style completes the interior.

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Two Bedroom Upper flat

Modern Shower Room

Stylish Fitted Kitchen

Residential Parking with Allocated Parking Bay

Spacious Lounge/Diner

Close to Shops and Transport Links

Principal Bedroom with Fitted Wardrobes

Secure Communal Entrance

For any more information regarding the property please contact us today

COMMUNAL ENTRANCE: Secure entry system with stairs leading to upper floors.

PRIVATE ENTRANCE HALLWAY: Entrance door, intercom entry phone, radiator, built-in storage cupboard, door to:

BEDROOM ONE 12'4" x 11'1" (3.76m x 3.39m): Double-glazed window, radiator, fitted wardrobes.

BEDROOM TWO 9'9" x 7'10" (2.97m x 2.38m): Double-glazed window, radiator.

SHOWER ROOM 7'1" x 6'5" (2.15m x 1.96m): Modern suite comprising walk-in shower enclosure with glazed screen, wash hand basin set within vanity unit, concealed cistern W.C, radiator, tiled floor.

LIVING ROOM 16'10" x 12'10" (5.14m x 3.91m): A bright and spacious main reception room featuring dual aspect double-glazed windows allowing excellent natural light, two radiators, door to:

KITCHEN 10'9" x 8'0" (3.27m x 2.45m): Fitted with a range of wall and base shaker style units with complementary work surfaces, inset sink with mixer tap and drainer, built-in electric oven, electric hob with cooker hood, plumbing for washing machine, radiator and double-glazed window.

EXTERNALLY: Allocated residents parking space located to the rear and visitor parking.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTC

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.

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 01/01/2004 remaining years 103

Ground Rent: £125 per annum.

Service Charge: Approx £1,750 per annum

COUNCIL TAX BAND: B

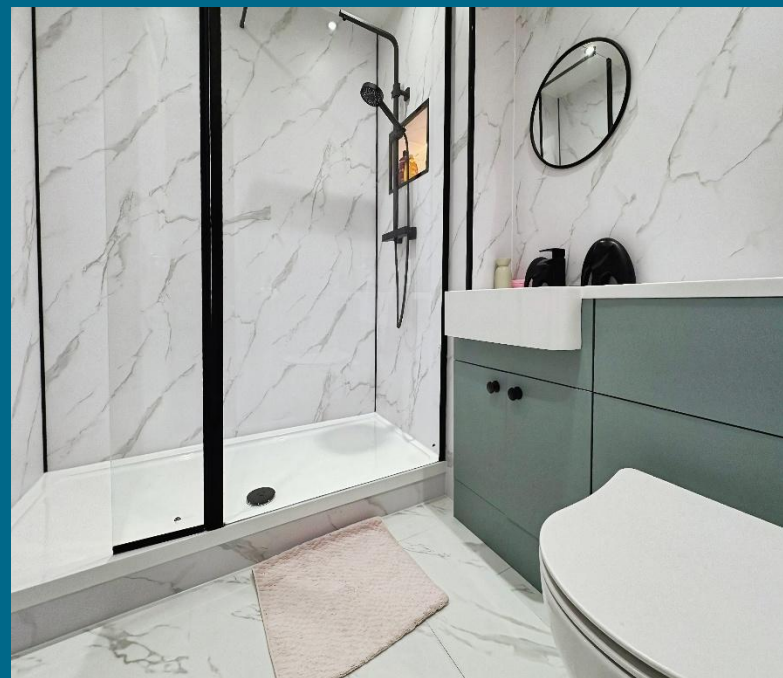
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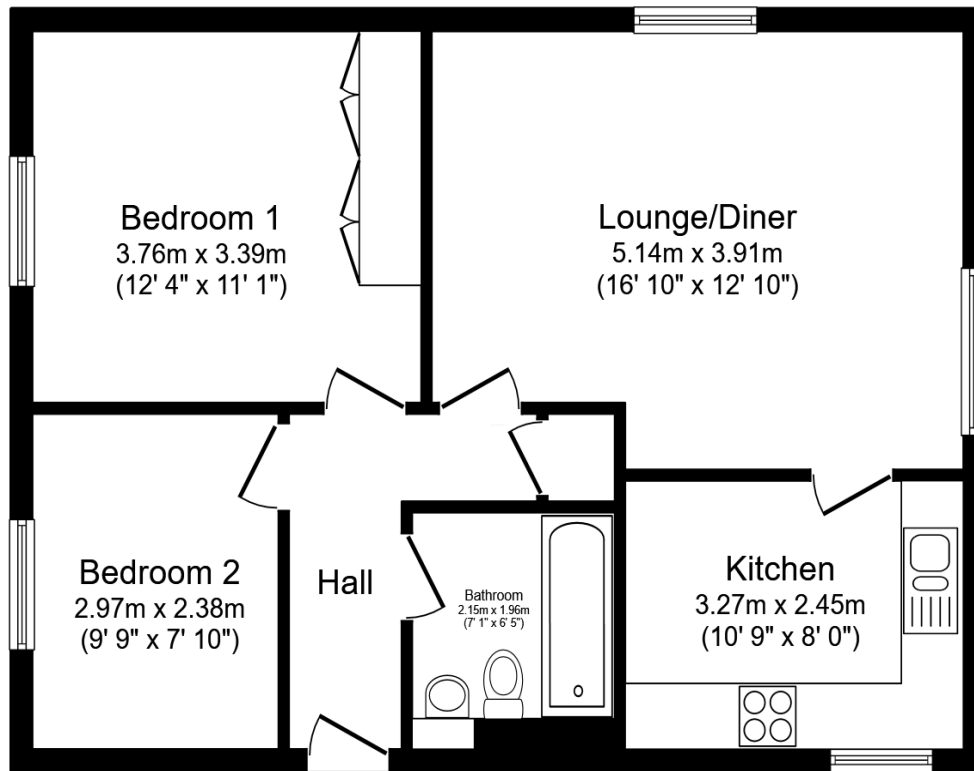
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T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

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Floor Plan

Floor area 59.0 sq.m. (635 sq.ft.)

Total floor area: 59.0 sq.m. (635 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

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		