



RMS Rook
Matthews
Sayer

Parish View | Newcastle upon Tyne | NE1 1UD

£90,000

This 2-bedroom flat is for sale in the heart of Newcastle city centre, offering an excellent opportunity for buyers looking for a property that needs modernising and can be shaped to their own taste.

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X



X



X

Top Floor Apartment

Sold As Seen

Two Bedrooms

**Leasehold – 125 years from 20
December 2001**

Two Bathrooms

EPC Rating C

Allocated Parking Space

Council Tax Band D

For any more information regarding the property please contact us today

COMMUNAL ENTRANCE:

Double glazed entrance door with lift and stair access.

LOUNGE: 10'5 x 13'5 (3.18m x 4.10m)

Storage heater, two double glazed windows to rear and a double glazed patio door to rear with access to the balcony.

KITCHEN: 8'5 x 8'0 (2.56m x 2.44m)

Wall & base cupboards, work surfaces, 1 ½ bowl sink unit, built in electric oven and hob with extractor hood, tiled walls, tiled floor, and a double glazed window to front.

BEDROOM ONE: 20'8 x 10'2 (6.30m into recess x 3.09m)

Double glazed window to rear, with an electric heater.

EN SUITE SHOWER ROOM: (Off Bedroom One)

White 3 piece suite comprising of a step in shower cubicle with electric shower, pedestal wash hand basin and low level WC, with tiled splash backs, tiled floor and an extractor fan.

BEDROOM TWO: 10'2 x 11'0 (3.10m x 3.34m)

Double glazed window to front, with an electric heater and built in cupboard housing hot water cylinder.

BATHROOM/WC:

White 3 piece suite comprising of a paneled bath, pedestal wash hand basin, low level WC, part tiled walls, tiled floor, and an extractor fan.

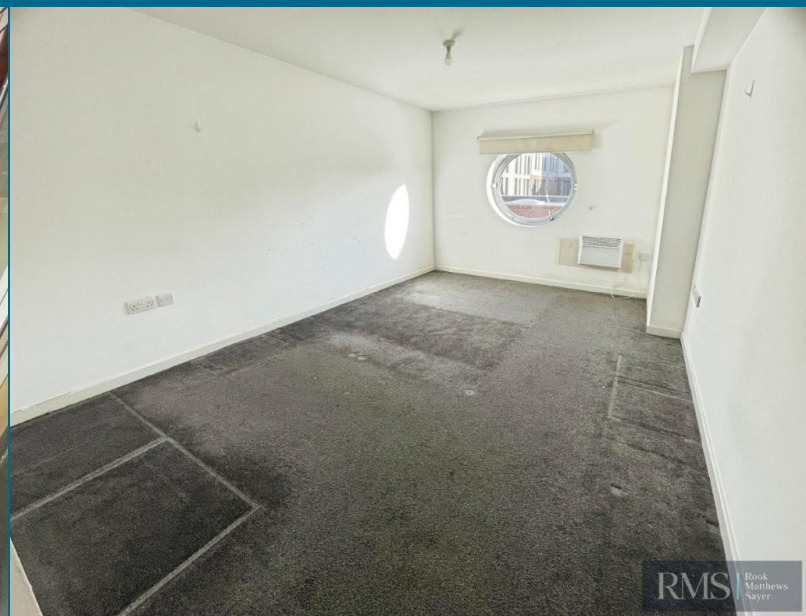
PARKING SPACE:

Allocated parking space in separate block on the first floor.

T: 0191 281 6700

jesmond@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre

Mobile Signal Coverage Blackspot: No – some variable

Parking: 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.

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 20 December 2001

Ground Rent: N/A

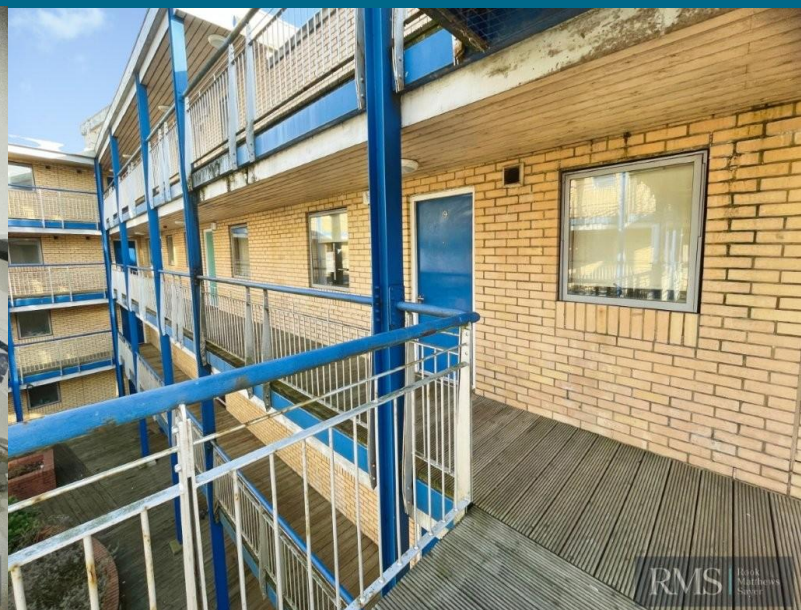
Service Charge: N/A

Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: D

EPC RATING: C

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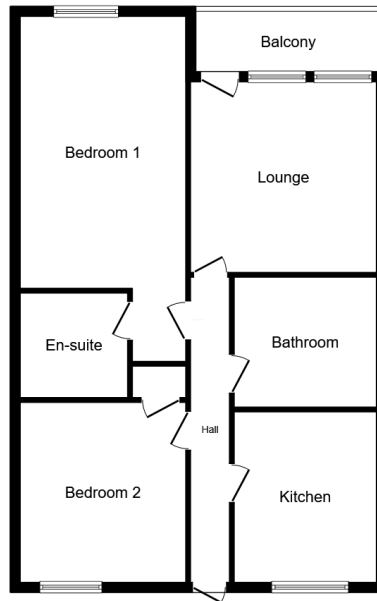


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Floor Plan

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		82 B
69-80	C	80 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



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.

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