



The Cedars, Park Road, Cruddas Park

**Offers Over: £80,000**

Available for sale with no chain is this apartment located on the 3rd floor of a 14 storey block. The accommodation briefly comprises of communal entrance with lift to the 3rd floor and landing leading to subject flat, hallway, lounge, kitchen, two bedrooms and bathroom. The property benefits from an allocated parking bay, together with panoramic views.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A

EPC Rating: C

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**Third Floor Flat**

**Allocated Parking Bay**

**Two Bedrooms**

**Panoramic Views**

For any more information regarding the property please contact us today

#### Room Descriptions

##### Communal Entrance

Security entry system. Lift.

##### Subject Flat

##### Hallway

Storage cupboard. Radiator.

##### Lounge 11' 2" x 14' 8" (3.40m x 4.47m)

Double glazed window to the front. Opens into kitchen. Radiator.

##### Kitchen 8' 11" x 7' 6" (2.72m x 2.28m)

Double glazed window to the front. Sink/drainer. High gloss units. Electric oven. Extractor hood.

##### Bedroom One 16' 5" x 8' 6" (5.00m x 2.59m)

Double glazed window to the side. Radiator.

##### Bedroom Two 15' 3" x 8' 1" (4.64m x 2.46m)

Double glazed window to the side. Radiator.

##### Bathroom

Frosted double glazed window. Extractor fan. Low level WC. Pedestal wash hand basin. Panelled bath with shower over.

##### External

Allocated parking bay.

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Biomass Heating System  
Broadband: Fibre  
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  
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

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 less one day from 24 June 2011  
Ground Rent: £1,858.72pa  
Date of Next Review: 01/01/2027  
Ground Rent: £30pa  
Additional Management Charge: £37.96 per month, for hot water

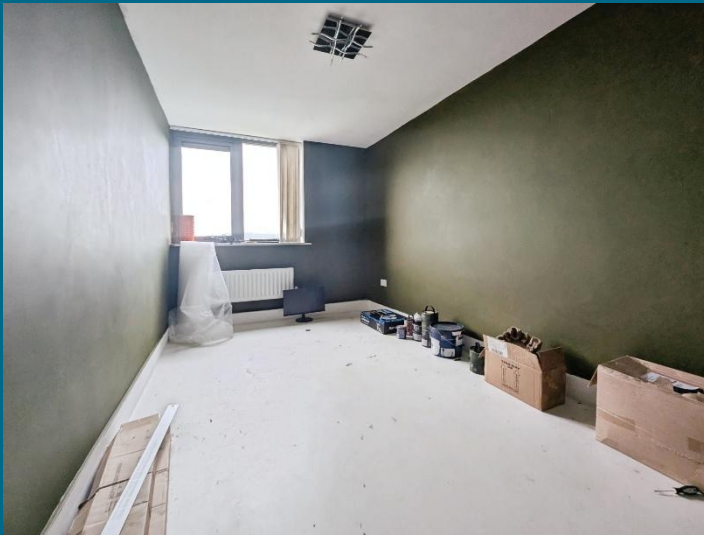
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