



Marlborough House | Whitley Bay | NE26 3AH

£169,950

Occupying the top floor, this beautifully presented apartment combines generous proportions, excellent storage and lift access with the added benefit of a detached garage and immaculately maintained communal gardens. The apartment opens into a welcoming private hallway with loft access, offering a particularly useful additional storage area that is rarely found in apartments of this size. The reception room is bright and spacious, comfortably accommodating both seating and dining areas, while large windows fitted with plantation shutters create a light and elegant living space. The adjoining kitchen is thoughtfully designed with a range of fitted units and integrated cooking appliances, making excellent use of the available space. The principal bedroom is an impressive double room, complete with an extensive range of fitted wardrobes providing exceptional storage, whilst the contemporary shower room has been stylishly updated to include a generous walk-in rainfall shower, vanity storage and modern fittings throughout. Externally, residents enjoy beautifully landscaped communal gardens that are exceptionally well maintained, together with both resident and visitor parking. A detached garage further enhances the practicality of the property. Perfectly positioned on highly regarded Holywell Avenue, the apartment enjoys easy access to Whitley Bay's superb coastline, vibrant town centre, cafés, restaurants, transport links and Metro station, making it an excellent choice for those seeking a secure, low-maintenance home in one of the area's most desirable residential streets.

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**1****1****1****Top Floor Apartment with Lift****Stylish Shower Room****Beautifully Presented Throughout****Close To Metro And Coast****Spacious One Bedroom Flat****Detached Garage****Excellent Loft Storage****Bright And Generous Reception Room****For any more information regarding the property please contact us today**

COMMUNAL ENTRANCE: Secure communal entrance with entry phone system, lift and staircase to all floors.

PRIVATE HALLWAY: Loft access providing excellent additional storage, two built-in storage cupboards (one with plumbing for washing machine), entry phone system, radiator, door to:

LIVING ROOM: 18'6" x 10'4" (5.64m x 3.15m) Double glazed windows with plantation shutters, radiator, television point, generous living and dining space, open access to kitchen.

KITCHEN: 7'10" x 5'10" (2.39m x 1.78m) Fitted wall and base units, work surfaces incorporating sink unit, integrated oven, electric hob with cooker hood, space for under-counter fridge/freezer, tiled splashbacks.

BEDROOM: 14'2" x 10'4" (4.32m x 3.15m) Double glazed window with plantation shutters, radiator, extensive fitted wardrobes providing excellent storage.

SHOWER ROOM: 7'10" x 5'6" (2.39m x 1.68m) Walk-in shower with glazed screen and rainfall shower, vanity wash hand basin with storage beneath, low level W.C, heated towel rail, extractor fan.

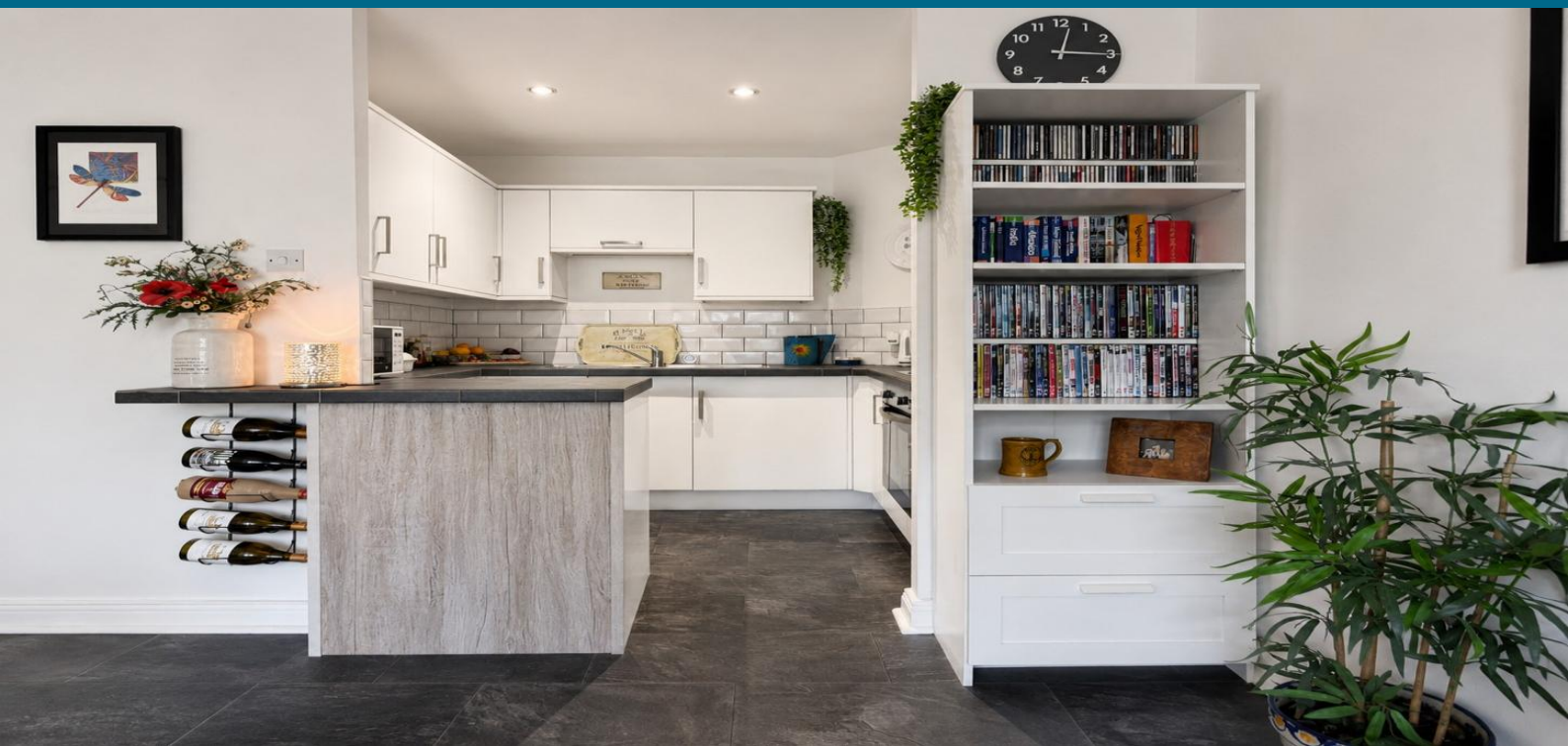
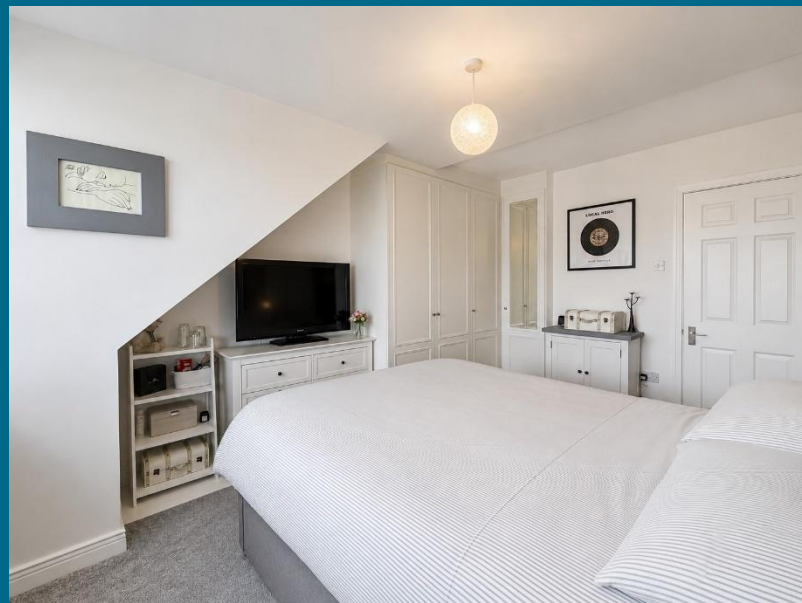
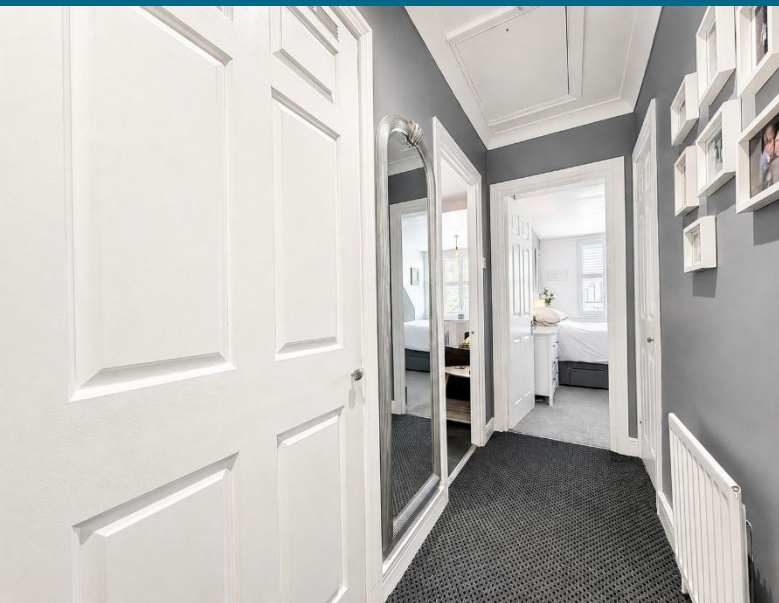
EXTERNALLY: Beautifully maintained communal gardens surrounding the development together with resident and visitor parking.

DETACHED GARAGE: 18'3" x 8'6" (5.56m x 2.59m): Detached single garage situated within the development.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Floorplan

Garage

 Denotes head height below 1.5m

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.

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.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: On Street

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

Leasehold: 999 years from 10/02/1986. Service charge £2,820 per annum

COUNCIL TAX BAND: B

EPC RATING: C

WB3958.TJ.LI.27/07/2026.V.1

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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