



Wingrove Avenue, Fenham, Newcastle upon Tyne NE4 9AN

Asking Price: £100,000

Available for sale with no chain is this ground floor flat located in Fenham. The accommodation briefly comprises of hallway, lounge, kitchen, two bedrooms and bathroom. Externally, there is a yard to the rear.

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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Ground Floor Flat

Two Bedrooms

No Chain

Yard to Rear

For any more information regarding the property please contact us today

ROOM DESCRIPTIONS

Hallway

Storage cupboard. Radiator.

Lounge 13' 8" max x 15' 6" (4.16m x 4.72m)

Double glazed window to the rear. Radiator.

Kitchen 12' 0" x 8' 10" (3.65m x 2.69m)

Double glazed windows to the rear and side. Plumbed for washing machine. Electric oven. Gas hob. Extractor hood. Sink/drainers. Door to the rear. Radiator.

Bedroom One 15' 0" max x 10' 1" into bay (4.57m x 3.07m)

Double glazed bay window to the front. Radiator.

Bedroom Two 10' 1" x 8' 1" (3.07m x 2.46m)

Double glazed window to the rear. Radiator.

Bathroom 10' 4" x 4' 11" (3.15m x 1.50m)

Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

External

Rear yard.

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AGENTS NOTE

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.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: On Street 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 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

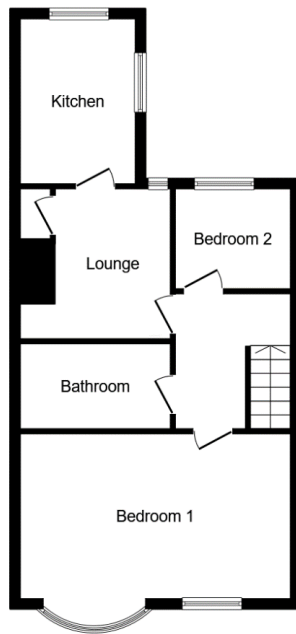
This property has no accessibility adaptations.

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: 999 years from 05 July 2007
No ground rent or service charge.

FN00010333/SJP/SP/09032026/V.1



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		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.