



Belvedere Gardens | Benton | NE12 9 PG

£140,000

Presenting a rather special first floor apartment, beautifully appointed and decorated and in turn key condition.

Belvedere Gardens is a small exclusive development, its prime location near public transport links and Benton Metro Station adds great convenience and accessibility to an array of local amenities. Upon entering you are greeted with a light and bright central hallway leading to the inviting lounge superbly decorated and ideal for relaxation and entertaining with its dedicated dining area. This gives access to the balcony with a southerly aspect. The kitchen is stylish with a range of wall and base units and some integral appliances adding an easiness to your cooking experience.

The master bedroom is of a generous size and boasts a refitted en suite and patio doors to the private balcony. The second bedroom is currently used as a study perfect for those who work from home and has the added benefit of built-in wardrobes. The luxury family bathroom completes the accommodation which has been recently refurbished to a high standard ensuring comfort for all.

The apartment comes with both a garage to a nearby block on the development and also an allocated parking bay. Do not miss the chance to make this exceptional home your own.

RMS | Rook
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Sayer



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First Floor Apartment

En Suite To Main Bedroom

Beautifully Appointed

Garage To Separate Block

Lounge With Balcony

Leasehold: 125 years from 1998

Council Tax: B

EPC: C

ENTRANCE HALLWAY: Accessed via a composite front door, the welcoming entrance hallway features stylish LVT flooring, an electric wall heater, and a useful storage cupboard.

LOUNGE: 11'8 x 14'2, (3.55m x 4.31m). The lounge is a bright and inviting space with a double-glazed window to the rear. Finished with coving and spotlights to the ceiling, it also benefits from an electric wall heater. A double-glazed door provides direct access to the balcony, creating a relaxing setting.

KITCHEN: 6'1 x 8'7, (1.85m x 2.61m). The kitchen is fitted with a range of wall and base units, complemented by a single drainer sink. Integrated appliances include an electric oven, induction hob, and extractor hood, with additional space for a washing machine and fridge freezer. The walls are partially tiled, and a double-glazed window to the rear allows for natural light.

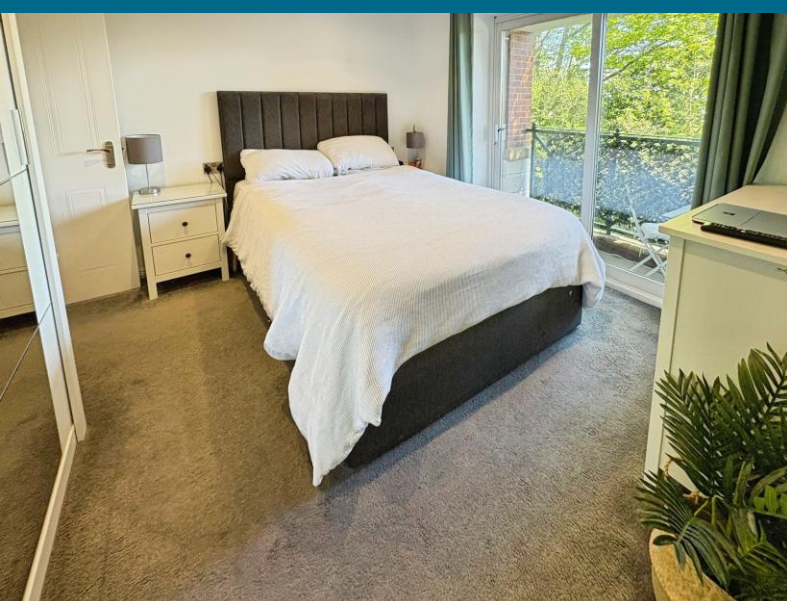
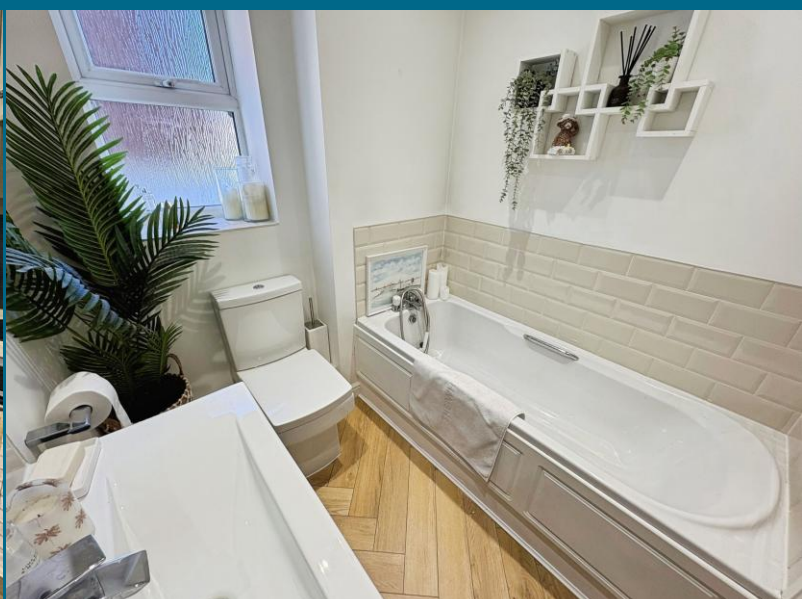
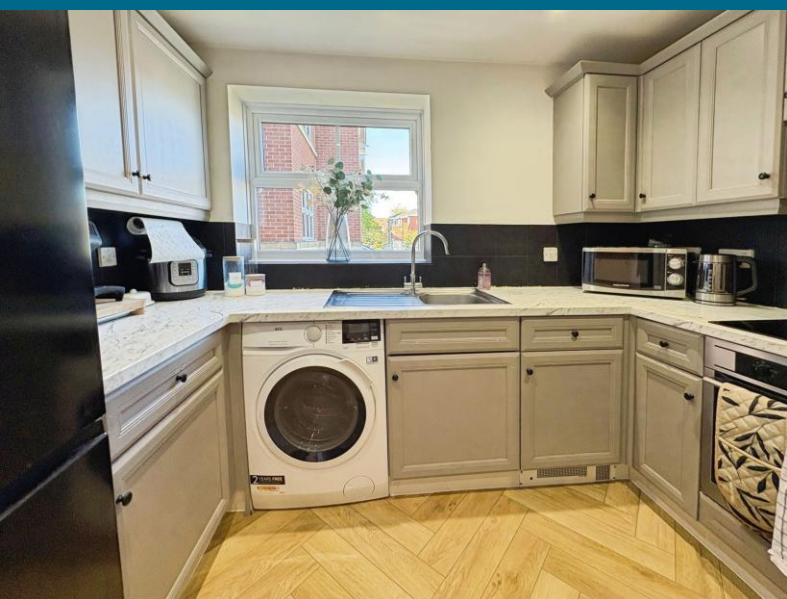
BEDROOM ONE: 10'9 x 10'3, (3.27m x 3.12m). The principal bedroom features an electric wall heater and double-glazed patio doors opening out onto the balcony, complete with attractive tiled flooring.

EN-SUITE SHOWER ROOM: The en-suite is fitted with a step-in shower cubicle, a wash hand basin set within a vanity unit, and a low-level WC. Additional features include a heated towel rail, fully tiled walls and flooring, inset spotlights to the ceiling, and a double-glazed window to the rear.

BEDROOM TWO: 9'2 x 7'5, (2.79m x 2.26m) **plus wardrobes.** The second bedroom benefits from fitted wardrobes and includes a double-glazed window to the side, spotlights to the ceiling, and an electric wall heater.

FAMILY BATHROOM: The family bathroom comprises a panelled bath with mixer shower tap, a wash hand basin set within a vanity unit, and a low-level WC, spotlights to the ceiling, and partially tiled walls.

GARAGE: The property also benefits from a garage located within a nearby block, featuring an up-and-over door, as well as an allocated parking bay, located next to the garage, providing convenient off-street parking.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
Broadband: Fibre To Premises
Mobile Signal Coverage Blackspot: No
Parking: Garage/Allocated Parking
Space/Communal 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 PETS
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: NO
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.

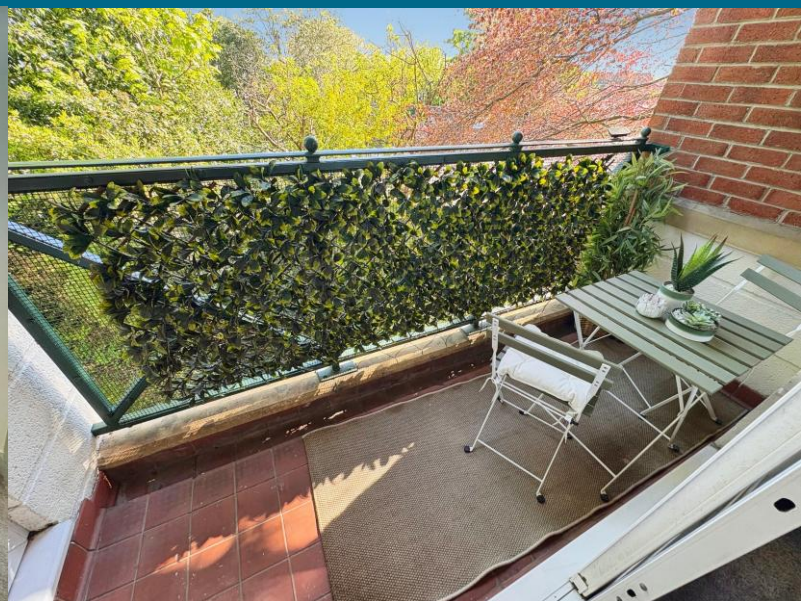
TENURE

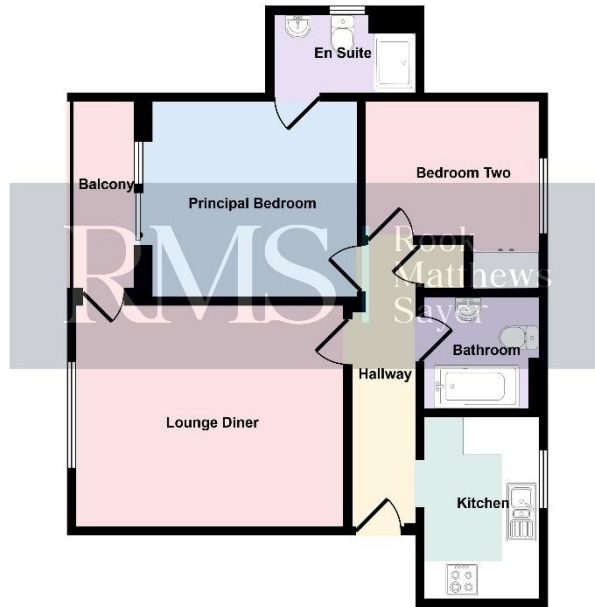
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 125 years from 01/07/1998
Ground Rent: £90 per annum.
Service Charge: £1607.63 per annum

COUNCIL TAX BAND: B

EPC RATING: C

FH00009399 GO MR 30/04/2026 V3





Floorplan

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 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 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.

