



Belvedere Gardens | Benton | NE12 9PG

£140,000

Presenting a superb top floor apartment on the highly sought after Belvedere Gardens in Benton, tailored to meet the needs of couples or singles and offered with no onward chain. The property is excellently positioned with convenient access to local amenities and public transport links, ensuring all your daily necessities are within easy reach and your commute is a breeze. The entrance to the apartment is within a communal hall with a secure entry system. Upon entering you are greeted with a light and bright central hallway which leads to an inviting lounge and the south facing balcony, with fabulous views over the communal grounds, which accessible from both the lounge and the master bedroom is an exceptional space to relax and unwind. The modern kitchen is both stylish and functional with an integral oven and hob and room for additional appliances. The well-proportioned principle bedroom boasts along with the balcony, an ensuite with a recently installed refurbished shower. The second bedroom is ideal as a child's bedroom or home office and served by the bathroom which is well equipped with built in storage.

Adding to the appeal of the property there is a generous detached garage plus an exclusive parking bay and beautiful well-kept communal gardens making this apartment a highly desirable offering to the market.

Benton is situated approximately 4 miles from Newcastle and the coast, with easy access to both Benton and Four Lane Ends metro stations and Forest Hall shops and amenities. An early inspection is considered essential to secure.

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Top Floor Apartment

Refurbished Shower to En Suite

Desirable Development

Well Appointed & Decorated

Two Bedrooms

Garage To Block

Balcony Accessed Via Lounge & Bedroom

Tenure: Leasehold

ENTRANCE HALLWAY: Accessed via a welcoming entrance hall, the property benefits from an intercom system, a storage heater, and an airing cupboard housing a hot water tank.

LOUNGE: 13'8 x 11'8, (4.17m x 3.56m). The well-proportioned lounge features a double-glazed window to front, stone effect fireplace with tiled hearth and electric fire, storage heater, double glazed door to Balcony.

BALCONY: Astro turfed.

KITCHEN: 9'6 x 6'1, (2.89m x 1.85m). The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a 1½ bowl sink unit. There is a built-in electric oven and hob with extractor hood above. The space is plumbed for a washing machine and offers room for a fridge freezer. Finished with part-tiled walls, and a double-glazed window to the rear.

BEDROOM ONE: 10'7 x 10'3, (3.22m x 3.12m). The principal bedroom with a double-glazed patio door providing access to the balcony. The room also benefits from a storage heater and a door leading to the en-suite shower room.

EN-SUITE SHOWER ROOM: The en-suite comprises an electric step-in shower cubicle with glass sliding screen, a wash hand basin set within a vanity unit, and a low-level WC. Additional features include a shaver point, part-tiled walls, and a double-glazed frosted window to the side.

BEDROOM TWO: 9'4 x 9'2 into alcove, (2.84m x 2.79m) The second bedroom benefits from a wall mounted electric heater, and a double-glazed window to the rear.

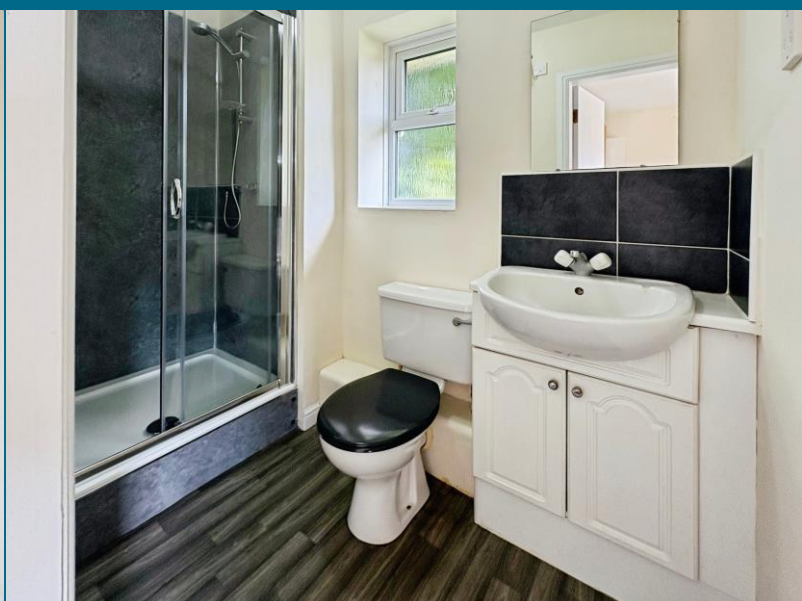
FAMILY BATHROOM: The family bathroom features a panelled bath with mixer shower tap, a wash hand basin set within a vanity unit, and a low-level WC. There is also an electric wall heater, part-tiled walls, and a double-glazed frosted window to the rear.

EXTERNALLY: The property benefits from a detached garage with an up-and-over door, providing convenient off-street parking, along with an additional allocated parking space. This is an advantage, as most of the flats only offer a single space.

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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: FIBRE TO CABINET

Mobile Signal Coverage Blackspot: NO

Parking: GARAGEN & 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.

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. 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.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? UNKNOWN

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: VERY 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:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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 1st July 1998

Ground Rent: £90.00per annum. Review due 1st January 2027

Service Charge: £1607.63per annum. Review due 1st January 2027

COUNCIL TAX BAND: B

EPC RATING: C

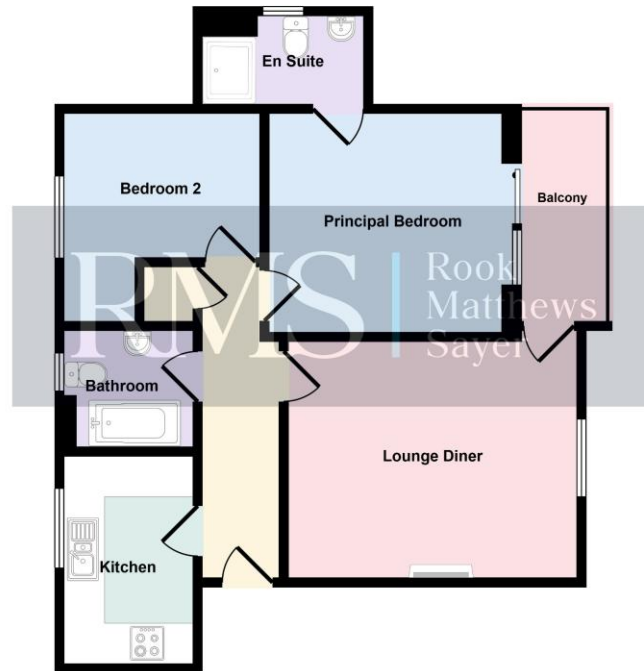
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Floorplan

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		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		