



Heathfield | West Allotment | NE27 0BP

£125,000

Light-filled living, generous proportions and an exceptionally convenient location combine to create a superb apartment that feels immediately welcoming from the moment you step inside. Occupying a first-floor position within this modern development, the property has been thoughtfully maintained and offers an excellent balance of comfortable everyday living and practical accommodation. The spacious dual aspect living and dining room forms the heart of the home, with two elevations of windows allowing natural light to flood the room while providing ample space for both relaxing and entertaining. Positioned alongside, the fitted kitchen offers an excellent range of cabinetry, generous worktop space and integrated cooking appliances. Both bedrooms are well-proportioned, with the principal bedroom offering fitted wardrobes and excellent floor space, while the second bedroom is currently arranged as a stylish home office yet comfortably accommodates a double bed if required. Completing the accommodation is a contemporary bathroom fitted with a white suite incorporating a shower over the bath. Externally, residents benefit from secure communal access, well-kept communal areas and an allocated parking space together with visitor parking. Positioned within easy reach of Silverlink Retail Park, the Coast Road, A19, Tyne Tunnel and excellent public transport links.

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Spacious First Floor Apartment

Two Well-Proportioned Bedrooms

Bright Dual Aspect Living and Dining Room

Allocated Residents' Parking Plus Visitor Parking

Secure Communal Entrance with Intercom

Contemporary Bathroom with Shower Over Bath

Excellent Access To Silverlink Retail Park, A19, Coast Road and Metro

Gas Central Heating and Double Glazing

For any more information regarding the property please contact us today

COMMUNAL ENTRANCE: Secure communal entrance with intercom entry system and staircase leading to the first floor.

PRIVATE ENTRANCE HALL: Welcoming entrance hall, radiator, built-in storage cupboard, intercom entry system, door to:

LOUNGE / DINING ROOM: 16'10" x 11'2" (5.14m x 3.40m) Double glazed windows creating a bright dual aspect, radiator, ample space for both lounge and dining furniture, door to:

KITCHEN: 10'8" x 8'1" (3.25m x 2.46m) Double glazed window, fitted wall and base units, work surfaces, sink unit with mixer tap, integrated gas hob, electric oven, cooker hood, plumbing for washing machine, space for fridge freezer, tiled splashbacks.

BEDROOM ONE: 12'3" x 11'2" (3.73m x 3.40m) Double glazed windows, radiator, fitted wardrobes.

BEDROOM TWO: 9'7" x 7'9" (2.92m x 2.35m) Double glazed windows, radiator. Currently utilised as a home office but equally suited as a comfortable second bedroom.

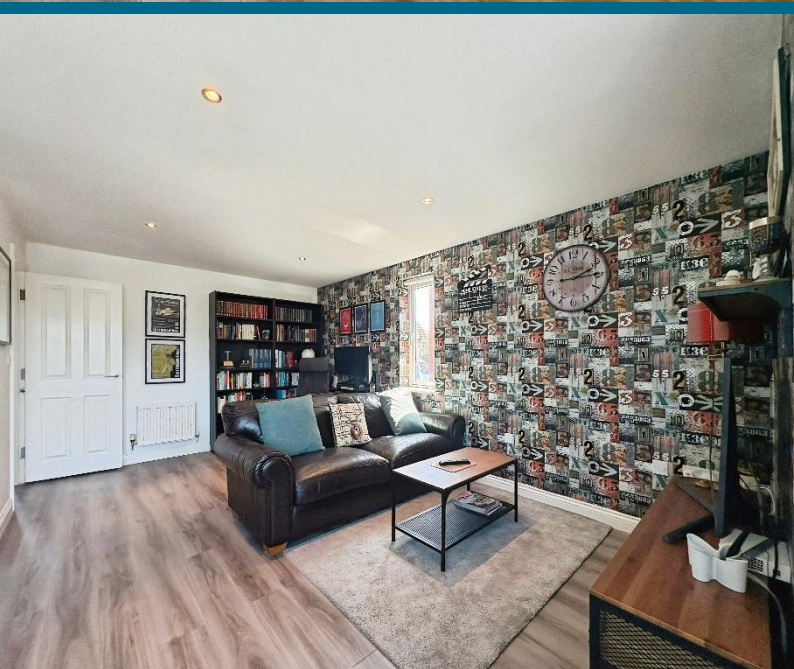
BATHROOM: 6'11" x 6'6" (2.11m x 1.97m) Panelled bath with mains-fed shower over, wash hand basin, low level W.C, tiled walls, tiled flooring, recessed mirror shelf, extractor fan.

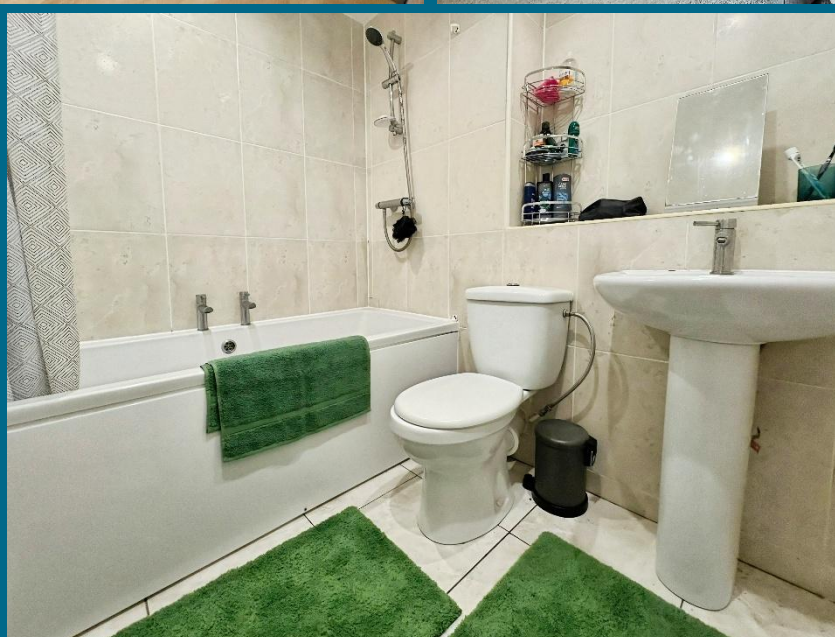
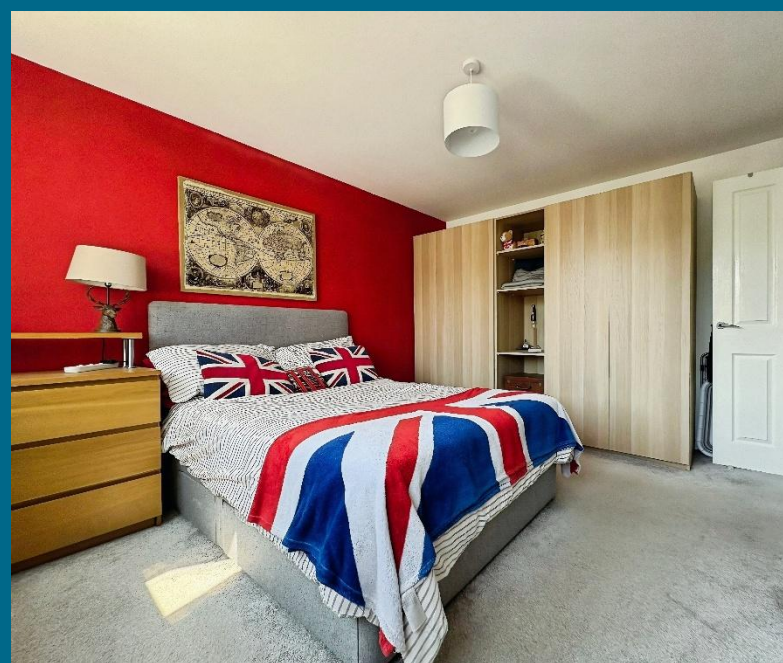
EXTERNALLY: The property benefits from a secure communal entrance, well-maintained communal areas and an allocated parking space within the residents' car park together with additional visitor parking. Conveniently positioned within this modern development, the apartment enjoys easy access to local amenities, transport links and nearby retail facilities.

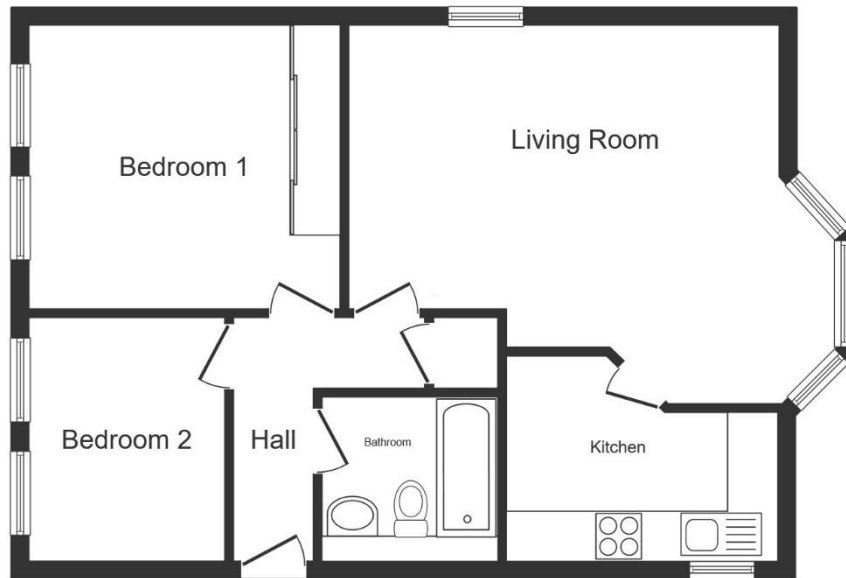
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Floor Plan

Total floor area: 59.1 sq.m. (636 sq.ft.)

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

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

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.

TENURE

Leasehold: 125 years from 01/01/2005 years remaining 103.5

Managed Freehold, Building Insurance covered in the monthly service charge of £78.85 payable to Thirteen Group LTD

COUNCIL TAX BAND: B

EPC RATING: B

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

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 as any authority to make or give any representation or warranty whatever in relation to this property.

