



Wyncote Court | Newcastle Upon Tyne | NE7 7BG

Offers Over £180,000

For sale is a well-presented, neutrally decorated two-bedroom top floor apartment in a popular residential pocket of Newcastle upon Tyne, ideally placed for Jesmond Dene and the Freeman Hospital.

The property offers a bright, spacious reception room with ample space for both sitting and dining areas, enhanced by large windows that bring in plenty of natural light. Off the dining area is a modern kitchen with contemporary units and worktops, providing a practical layout for everyday cooking. There are two comfortable double bedrooms and the bathroom is finished in a coordinated style with panelled walls and tiled flooring, three piece white suite and chrome towel radiator.

Jesmond Dene is within easy reach, offering woodland walks, a pet's corner and café, while nearby High Heaton and Jesmond provide a good selection of shops, independent cafés, pubs and restaurants. The Freeman Hospital is close by, making this an attractive option for medical professionals. Public transport and road links are convenient, with bus routes along Coast Road and into Newcastle city centre and beyond.

RMS | Rook
Matthews
Sayer

 X2  X1  X1

TWO BEDROOM TOP FLOOR APARTMENT
WELL PRESENTED THROUGHOUT
CLOSE TO FREEMAN HOSPITAL & JESMOND DENE
NO UPPER CHAIN
GARAGE
COUNCIL TAX BAND C/ EPC E
LEASEHOLD - 999 YEARS FROM 1ST APRIL 1967
GROUND RENT £25 PER ANNUM/ SERVICE CHARGE £1933.20 PER ANNUM

For any more information regarding the property please contact us today





COMMUNAL ENTRANCE:

Stairs to apartment.

ENTRANCE PORCH:

Entrance door, cupboard.

LOUNGE/DINING ROOM - 11'7 x 17'5 (3.53m x 5.32m):

Double glazed window to the front, electric heater.

KITCHEN - 11'11 x 8'4 (3.63m x 2.54m):

Fitted with a range of wall and base cupboards, work surfaces, built in electric oven, built in electric hob, extractor hood, tiled floor, double glazed window to rear.

BATHROOM/WC - 6'6 x 5'6 (1.98m x 1.69m):

White 3 piece suite comprising; panelled bath with mains shower over, pedestal wash hand basin, low level wc, tiled floor, heated towel rail, double glazed frosted window to rear.

BEDROOM ONE - 9'6 x 12'7 (2.91m x 3.83m):

Double glazed window to front, fitted wardrobes, electric heater.

BEDROOM TWO - 9'10 x 7'10 (2.98m x 2.39m):

Double glazed window to the rear, electric heater.

EXTERNALLY:

Garage under block.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING AND GARAGE

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.

Length of Lease: 999 years from 1 April 1967

Ground Rent: £25pa

Service Charge: £1933.20pa

COUNCIL TAX BAND: C

EPC RATING: E

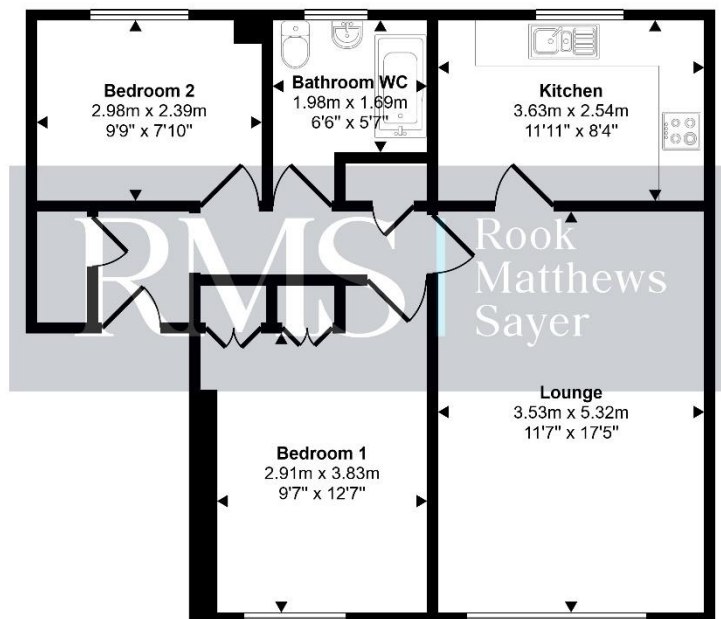
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Approx Gross Internal Area
63 sq m / 674 sq ft



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		
55-68	D		59 D
39-54	E	53 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



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.