



Willowbay Drive | Great Park | NE13 9EQ

Offers Over £160,000



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1

No onward chain

**First-floor Persimmon "Aiden"
style apartment**

Westerly-facing aspect

Juliet balcony

Allocated parking space

**Two well-proportioned
bedrooms**

RMS | Rook
Matthews
Sayer

Available with no onward chain, this modern first-floor Persimmon "Aiden" style apartment is located within the highly sought-after Newcastle Great Park development.

Occupying a prime position with a westerly-facing aspect, the property benefits from a Juliet balcony and an allocated parking space. The accommodation comprises two well-proportioned bedrooms and a spacious open-plan living room/kitchen, together with uPVC double glazing and gas-fired central heating.

A range of local shops and amenities are available nearby, while the area also benefits from excellent transport links.

**ENTRANCE DOOR LEADS TO:
SECURE COMMUNAL ENTRANCE**
Staircase leads to first floor.

ENTRANCE HALL
Entrance door, built in cupboard, radiator.

OPEN PLAN LOUNGE/KITCHEN 27'3 (max) x 12'1 (max) (8.31 x 3.73m)
Fitted with a range of wall and base units, 1 ½ bowl sink unit, integrated dishwasher, built in electric oven, built in gas hob, extractor hood, space for washing machine, double glazed French doors to Juliette balcony, wall mounted combination boiler, two radiators, double glazed windows.

BEDROOM ONE 10'10 x 10'8 (3.30 x 3.25m)
Double glazed window, radiator.

BEDROOM TWO 12'2 x 7'7 (3.71 x 2.31m)
Double glazed window, radiator.

BATHROOM/WC
Panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, extractor fan, double glazed frosted window.

ALLOCATED PARKING SPACE

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: Allocated Parking Space

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.

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.

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes: No parking boats, caravans or mobile homes on site.

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. 999 years from 2018 (991 years remaining)
Ground Rent: Included in service charge
Service Charge: £ 1,127.43 per annum - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: B
EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	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.

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