



## 2 bed upper flat to buy in NE25

Friars Rise, Whitley Bay, Whitley Bay, Tyne and Wear, NE25 9BA

# £137,500

 x 2  x 1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Spacious two bedroom top floor apartment
- ✓ Beautifully presented and ready to move into
- ✓ Open plan kitchen/diner
- ✓ Practical and spacious loft storage
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Fantastic opportunity to purchase an individual one off larger 2 bed apartment, this upper apartment with its own landing offers great features including a wooden foldaway loft ladder leading to a spacious full height with strengthened T&G floored storage area with lighting and electrics. There is an lovely open plan kitchen/diner and a juliette balcony to the living room the bedroom benefits from fitted wardrobes to the master bedroom. The accommodation comprises entrance hallway with secure entry phone system, hallway which provides access to a living room, kitchen/diner, two bedrooms and a bathroom. Externally there is a allocated parking bay.

Available to move into, no onward chain.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 85

Annual Service Charge Amount: £100.00

Price: £137,500

Property Type: Upper Flat

Parking: Off Street

Heating: Gas

## Entrance hallway

Secure entry phone system provides access.



## Hall

External door to hallway with radiator.



## Living room

4.38m x 3.67m (14'4" x 12'0")

Juliette balcony and window provide a great deal of light. Radiator.



## Kitchen/diner

6.18m x 2.67m (20'3" x 8'9")

Open plan space with fitted kitchen and space for dining. Fitted kitchen comprises wall and base units with contrasting work top over. Stainless steel sink with mixer tap. Integrated oven, hob, extractor and washer dryer. Window to rear and radiator.



## Additional image

### Bedroom One

3.25m x 4.32m (10'7" x 14'2")

Double bedroom with window, radiator and loft access.



## Loft space

Pull down ladder access to spacious and practical boarded loft space.  
Electric points.



## Bedroom Two

3.23m x 2.07m (10'7" x 6'9")

Bedroom with window and radiator.



## Bathroom

Comprising w.c, wash hand basin and panelled bath with shower over.  
Radiator and window.



## External

Allocated parking space and visitor parking.





Floor area 111.0 sq. m. (1,195 sq. ft.) approx

Total floor area 111.0 sq. m. (1,195 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211, admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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