

TO LET

34 WILSON COURT, BROMLEY AVENUE, MONKSEATON NE25 8TR
£750 PER MONTH



2 BEDROOM FLAT

- TWO BEDROOM MODERN FIRST FLOOR APARTMENT
- UNFURNISHED AND AVAILABLE FROM MAY
- OPEN PLAN KITCHEN DINER & LOUNGE
- BATHROOM WC
- ALLOCATED PARKING SPACE
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

KITCHEN DINER LOUNGE
17'2 x 17'1

BEDROOM
11'9 x 9'4

BEDROOM
10'2 x 6'4

BATHROOM WC
8'6 x 5'2

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This modern two bedroom apartment is situated on the first floor of a 2005 building and perfectly located in a popular residential location. It is unfurnished, available May 2025 and ideal for a range of tenants. With over 600 square foot of accommodation, this lovely property comprises of a open plan kitchen diner and lounge, with doors to balcony. The modern kitchen benefits from wall, base and drawer units with contrasting worktops, single oven, electric hob, chimney hood, integrated fridge/freezer and dishwasher. There are two bedrooms, one with fitted wardrobes and a bathroom benefitting from a paneled bath with shower over, pedestal wash basin and low level WC. Externally the property has an allocated car parking space.

The location and layout of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Monkseaton is a characterful place which proudly holds onto its history, whilst moving seamlessly with the times. This lovely little village has exceptional public transport, great schools and diverse shopping. Its closeness to Whitley Bay allows it to benefit from everything the larger town offers, whilst its smaller setting delivers a very strong sense of community.

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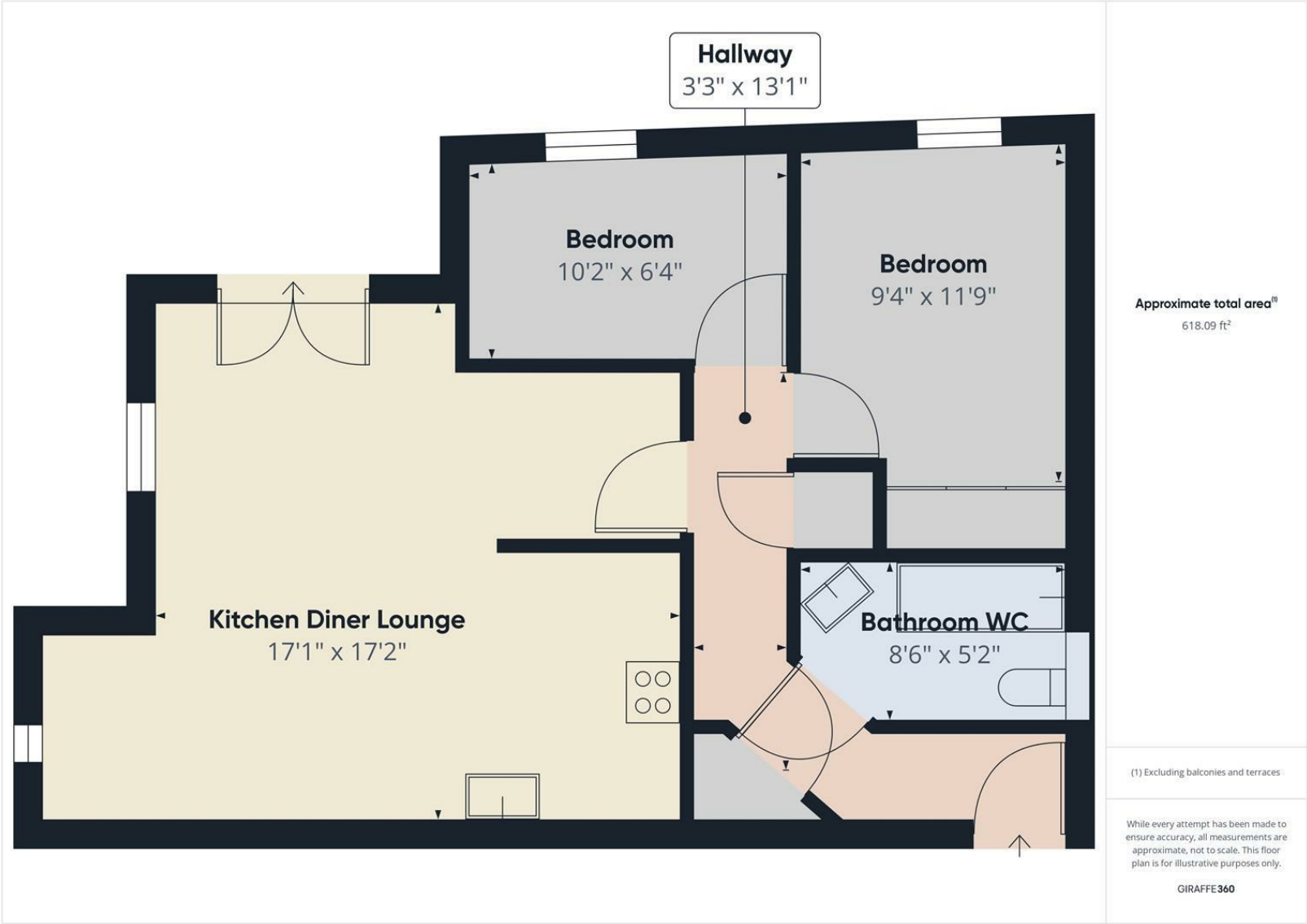


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FLOORPLAN

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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