

FOR
SALE

28 VILLAGE COURT, WHITLEY BAY NE26 3QA
£195,000



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM FIRST FLOOR APARTMENT
- WELL PRESENTED
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- FITTED KITCHEN
- MODERN SHOWER ROOM WC
- COMMUNAL GARDENS
- NO UPPER CHAIN
- EPC RATING D

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VESTIBULE

LANDING
7'11" x 2'9"

RECEPTION ROOM
15'3" x 11'7"

KITCHEN
8'10" x 7'5"

SHOWER ROOM WC
5'11" x 7'3"

BEDROOM
11'11" x 8'7"

BEDROOM
10'3" x 7'4"

COMMUNAL GARDENS

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Embleys are delighted to be instructed in the sale of this immaculately presented, larger style apartment. This inviting apartment, is situated on the first floor and is perfectly located against a popular residential setting and has no upper chain. It enjoys a variety of modern features and is ideal for a retiree.

With over 615 square foot of accommodation this two bedroom apartment consists of an entrance hallway with stairs leading to the landing with telephone intercom and doors to all rooms. There is a spacious L shaped reception room with door to a fitted kitchen benefitting from a range of units with contrasting worktops, single oven, electric hob, chimney hood and space and plumbing for a washing machine. A modern shower room WC with walk in shower, vanity washbasin with storage beneath and a low level WC. The two good sized bedrooms benefit from fitted mirrored wardrobes. Externally there are communal gardens and parking available.

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

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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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		
(69-80) C		80
(55-68) D	57	
(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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