

FOR
SALE

FLAT 9, 21, HOLYWELL MEWS HOLYWELL AVENUE, WHITLEY
BAY NE26 3AH
OFFERS OVER £235,000



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM SECOND FLOOR APARTMENT
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- CONTEMPORARY KITCHEN
- STYLISH BATHROOM WC
- DETACHED GARAGE
- NO UPPER CHAIN
- PROPERTY RECENTLY REFURBISHED TO A HIGH STANDARD THROUGHOUT
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM
16'3 x 11'3

KITCHEN
10'6 x 7'6

BEDROOM ONE
16'11 x 9

BEDROOM TWO
9'7 x 9'5

BATHROOM WC
7'7 x 6'1

DETACHED GARAGE

COMMUNAL GARDENS

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PLEASE NOTE THAT THIS PROPERTY BENEFITS FROM A DETACHED GARAGE

This immaculately presented second-floor apartment forms part of an attractive development built around 1990 and is ideally positioned on one of the most sought-after streets within the North Whitley Bay residential area. Boasting a wealth of modern features and offered with no upper chain, the property presents an excellent opportunity for a range of buyers.

The development benefits from a welcoming communal entrance with stairs providing access to all apartments, along with the added advantage of a residents' communal lounge and gym.

With over 680 square feet of well-proportioned accommodation, the apartment comprises a spacious entrance hallway with a built-in storage cupboard and access to all rooms. The light reception room features wall-mounted telecom access and sliding doors opening onto a charming Juliet balcony.

The fabulous contemporary kitchen provides space for a two-seater dining table and is fitted with a range of stylish high-gloss units with contrasting worktops. Integrated appliances include an oven, induction hob, extractor hood and fridge freezer, along with a washer dryer.

There are two generously sized bedrooms, while the stylish bathroom is fitted with a panelled bath with shower over, a countertop washbasin and WC.

Externally, the property benefits from a detached garage with electric door, power and lighting, as well as well-maintained communal gardens.

The outstanding condition, proportions and superb location combine to create a fantastic opportunity, which can only truly be appreciated through a personal viewing.

Whitley Bay is a beautiful seaside town known for its seamless blend of heritage charm and modern living, offering both vibrant and peaceful surroundings. The town centre proudly celebrates its rich character while providing excellent modern amenities, including boutique shopping and highly regarded schools.

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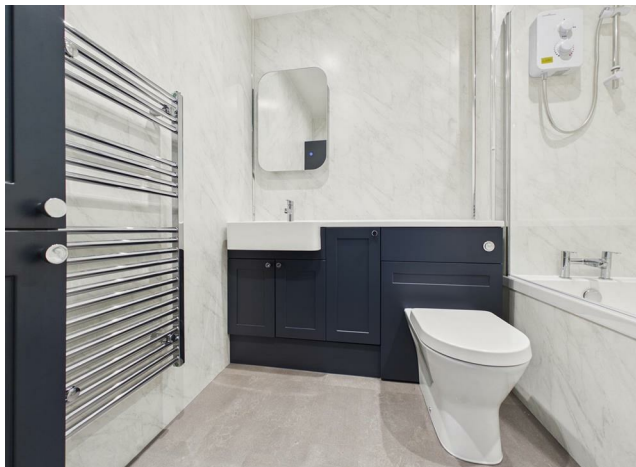
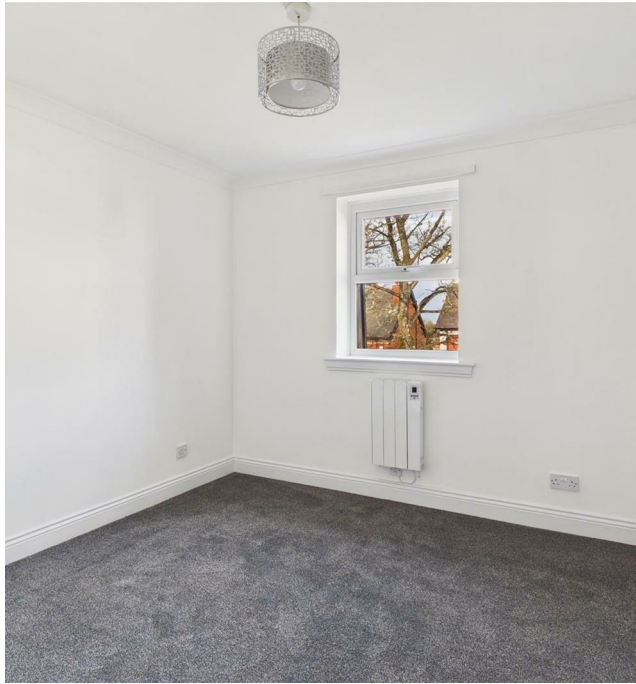
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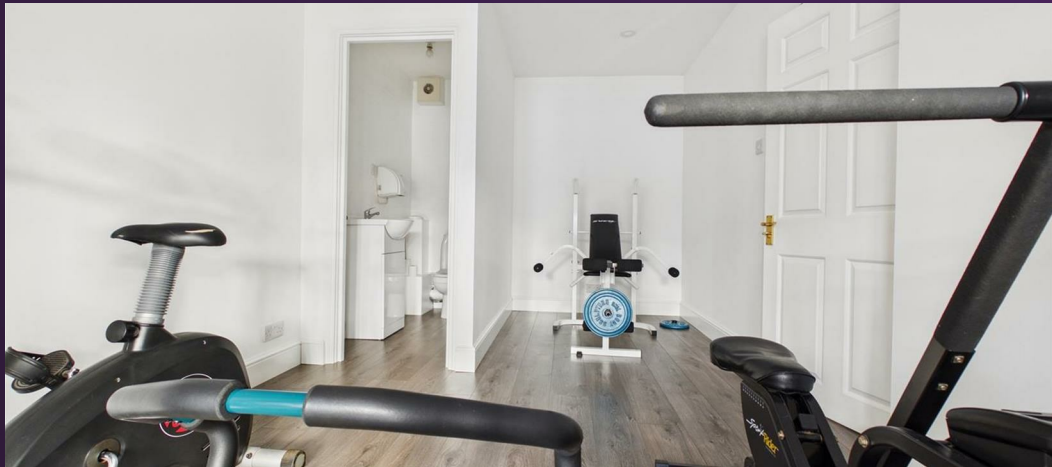
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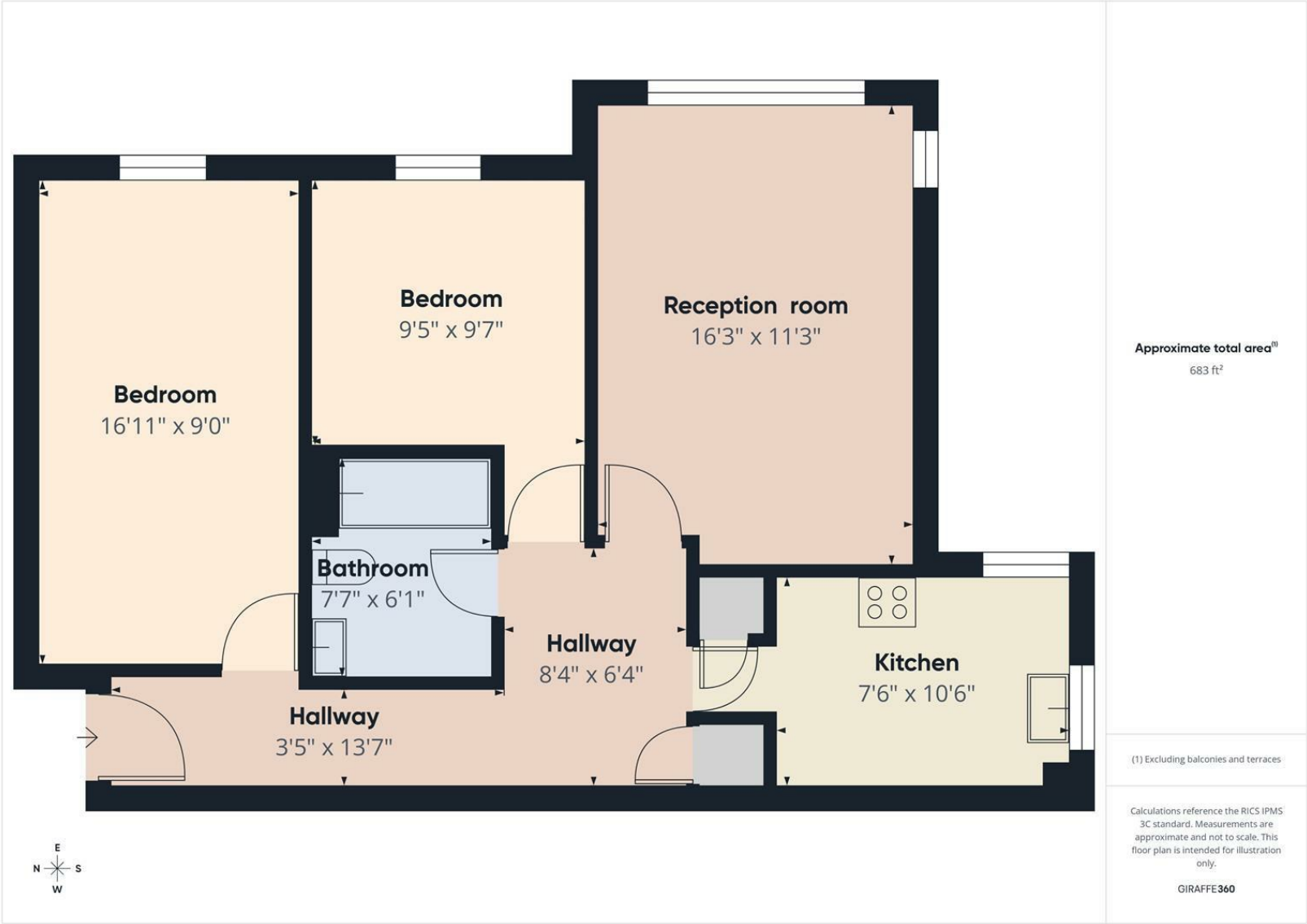
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FLOORPLAN

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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		
(69-80) C		73
(55-68) D	58	
(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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