



## 51C Sea Winnings Way

Westoe Crown Village South Shields, NE33 3NE

**£99,950**



A very well presented light and airy One Bedroom First Floor Apartment to the front of this secure complex and with views over the Westoe Crown Park and shops. The home is ready to occupy and has been recently well decorated and carpeted, offers one bedroom, bathroom with shower over the bath, lounge open plan to a fitted kitchen with oven, hob and fridge freezer included. With lovely Juliet balconies across all the rooms to make the most of the aspect and views, this would be an ideal downsize, first time buy or a secure lock up and leave allowing you to go on your travels. Benefits include, electric heating, double glazing and allocated parking via permit. In a great spot for local facilities, no onward chain, viewing a must.



## Communal Entrance

Via an entry system with stairs to the first floor

## Private Entrance

An entrance lobby with storage heater and leads through to the entrance hall which has a built in cupboard and a storage heater.

## Lounge diner kitchen 16'7" x 12'11" (5.08 x 3.95)

A lovely room with two Juliet balconies and French doors overlooking the park area and shops. The room has a kitchen area to one end with a range of wall, base units and work surfaces housing a sink unit, electric hob with filter hood over and oven under, fridge/freezer, integrated washer and space for a dishwasher, tiled splash backs and a radiator

## Bedroom 12'0" x 8'9" (3.68 x 2.68)

Juliet balcony and French doors, electric panel heater

## Bathroom 7'6" x 6'7" (2.29 x 2.02)

A light and fresh bathroom with a three piece suite of a bath with mixer shower over and a shower screen, wash basin and WC, part tiled walls, Juliet balcony and French doors, electric towel radiator

## External

Rear car parking bay allocated in this private car park with a permit being required. Bin store.

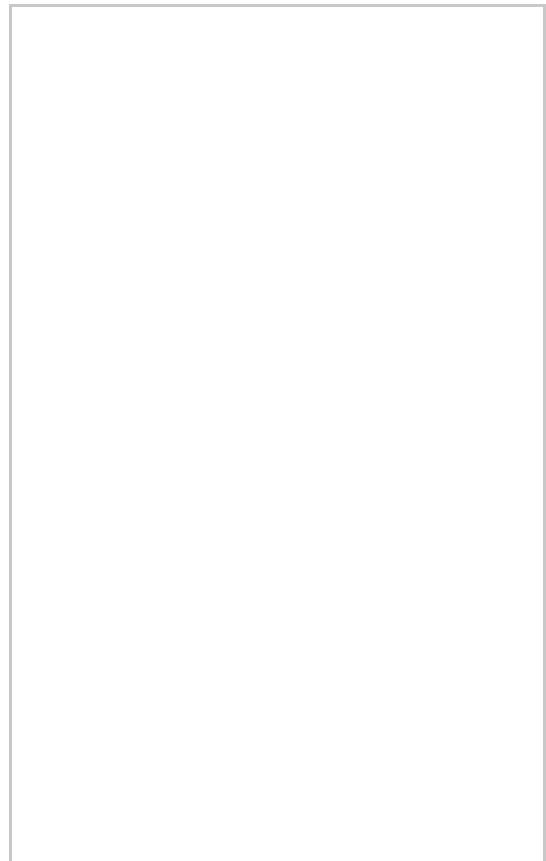
## Note

Long leasehold title 150 years from January 2011 with a Ground Rents of £194.12 per annum. A maintenance charge is payable covering the upkeep of all communal areas, buildings insurance and the community hub, this is £1135 per annum.. Council Tax Band A, Mains services of Electric and water/sewerage connected. Flood Risk none, Broadband Basic 15 Mbps, Superfast 80 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 likely, Three, Vodafone and EE limited.

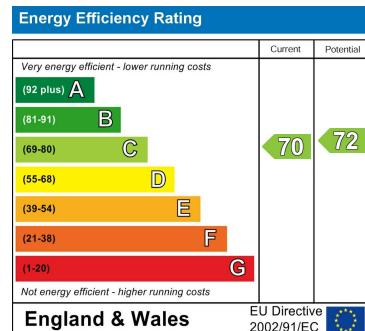
## Area Map



## Floor Plans



## Energy Efficiency Graph



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