



12A Rockcliffe

South Shields, NE33 3JH

£145,000



Situated in this highly regarded and sought after apartment complex, we are delighted to offer this first floor, two bedroom apartment that offers the buyer great scope to put their stamp on design and cosmetic upgrading should they wish. The home comes with gas central heating, double glazing and a garage in a detached block. There is both lift and stair access to all the floors with the benefit of a long lease, a well managed complex and No Onward Chain, Viewing a must



Communal hall

Via a secure entry buzzer system with lift and stairs to all upper floors. On the ground floor are the service cupboards and access to the bin store.

Entrance hall

A private entrance hall with two built in cupboards, radiator

Living room 15'11" x 11'7" (4.87 x 3.54)

Fire surround and an electric fire, laminate floor and a radiator

Kitchen 8'10" x 8'9" (2.70 x 2.68)

Fitted with wood wall and base units with work surfaces housing a Belfast style sink unit, gas hob with oven under, tiled splash backs and tiled floor, breakfast bar area and a radiator.

Bedroom 1 12'4" x 9'11" (3.78 x 3.03)

Fitted wardrobes with sliding doors, laminate floor and a radiator

Bedroom 2 9'6" x 7'3" (2.90 x 2.21)

Radiator

Bathroom 9'6" x 5'6" (2.90 x 1.70)

A three piece suite with the bath having an electric shower over, wash basin and WC, tiled walls and floor, towel radiator

Garage

A single garage in the nearby block at the end of the development

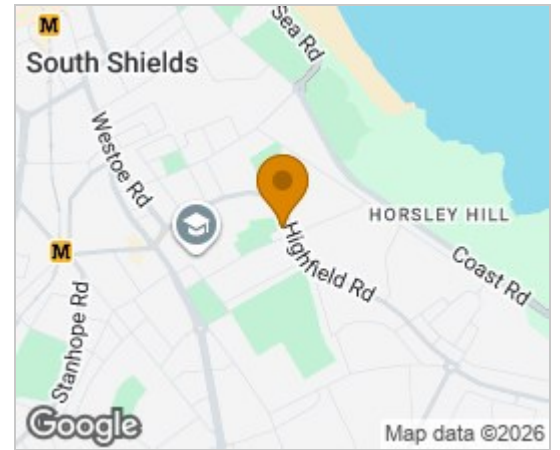
External

Communal garden areas, an outside tap and visitor parking.

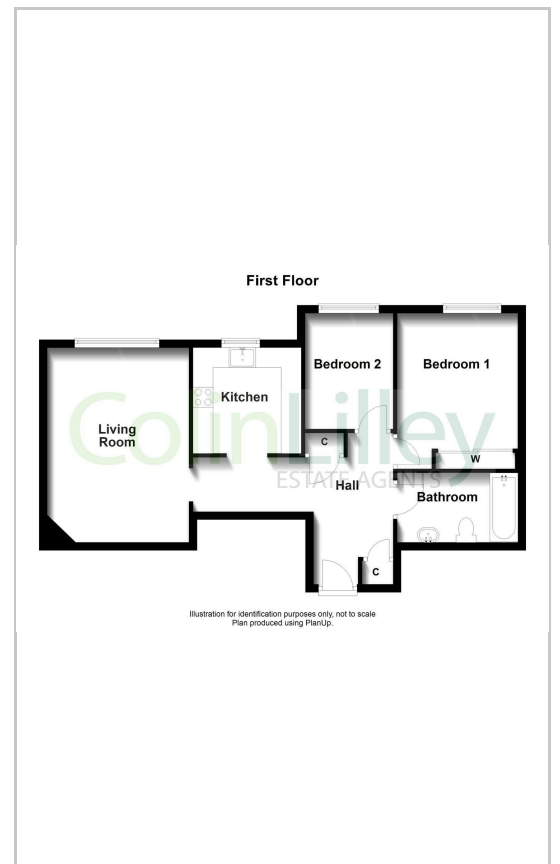
Note

A maintenance charge is payable to cover the upkeep of all communal areas including lift maintenance and buildings insurance. The current cost is £1600 per annum and is paid twice yearly. Long leasehold title of 999 years from July 1986. Ground Rent peppercorn. Mains Services Connected, Council Tax Band C, Satellite/Fibre TV Availability BT and Sky. Broadband Basic 14 Mbps, Superfast 80 Mbps. Ultrafast 1000 Mbps. Mobile Coverage O2 and Vodafone likely, Three and EE limited.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		81	81
(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	

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