



### 3 bed apartment to buy in NE37

Marlborough Park, Sulgrave, Washington,  
Tyne and Wear, NE37 3EG

**£26,000** Starting Bid

 x3  x1  x1

Tenure

**Leasehold**

Residents parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ No Upper Chain
- ✓ Beautifully Presented
- ✓ Modern & Spacious
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Pattinson Auction are delighted to welcome to the sale market this beautifully presented three bedroom maisonette situated in the POPULAR location of Kenilworth Court, Washington.

Located near to a variety of local amenities and within a short walk of Concord town centre, which offers shops and services along with great bus links to and from Sunderland and Newcastle City Centre, this property boasts easy access to the A19 and A1 making it ideal for commuting across the region.

Upon arrival this spacious home is entered by a porch which then leads into a hallway, with access to bedroom three which is currently being used as a study.

The open plan lounge / kitchen completes this floor with access to the balcony which provides outside space. The stairs lead from the lounge to the lower floor which accommodates two double bedrooms, bedroom one offering built in wardrobes, a separate WC and bathroom along with storage cupboard. Externally there are communal gardens along with on street parking.

Brought to the market with no onward chain and benefitting from a new boiler, new double glazing units and spacious rooms this property is a must see and viewing is highly recommended!

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 85

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £1,932.00

Price: Starting Bid £26,000

Property Type: Apartment

Parking: Residents

Year built: 1968

Construction materials: Brick and block

Roofing type: Flat

Flooded in last 5 years: Yes

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Entrance Porch

---

## Hallway

Hallway

Carpet flooring, storage cupboard, radiator, stairs leading to lower floor.

---

## Bedroom Three

Bedroom Three

Double glazed window, radiator, carpet flooring.

(Room Size: 3.0m x 2.1m)

---

## Open Plan Lounge / Kitchen

Open Plan Lounge / Kitchen

Lounge - Double glazed window, radiator, television point, carpet flooring, door leading to balcony.

(Room Size: 6.0m x 3.2m)

Kitchen - Double glazed window, fitted wall and base units, roll top work surfaces, radiator, sink unit with mixer tap, electric cooker point, plumbed for washing machine, vinyl flooring.

(Room Size: 3.7m x 1.4m)

---

## Second Floor Landing

Second Floor Landing

Radiator, carpet flooring, storage cupboard.

---

## Bedroom One

Bedroom One

Single glazed window, radiator, fitted wardrobes, carpet flooring.

(Room Size: 3.7m x 3.2m)

---

## Bedroom Two

Bedroom Two

Single glazed window, radiator, carpet flooring.

(Room Size: 3.2m x 3.2m)

---

## Bathroom

Bathroom

Pedestal wash hand basin, panelled bath, radiator, vinyl flooring.

(Room Size: 2.1m x 1.6m)

---

## Separate WC

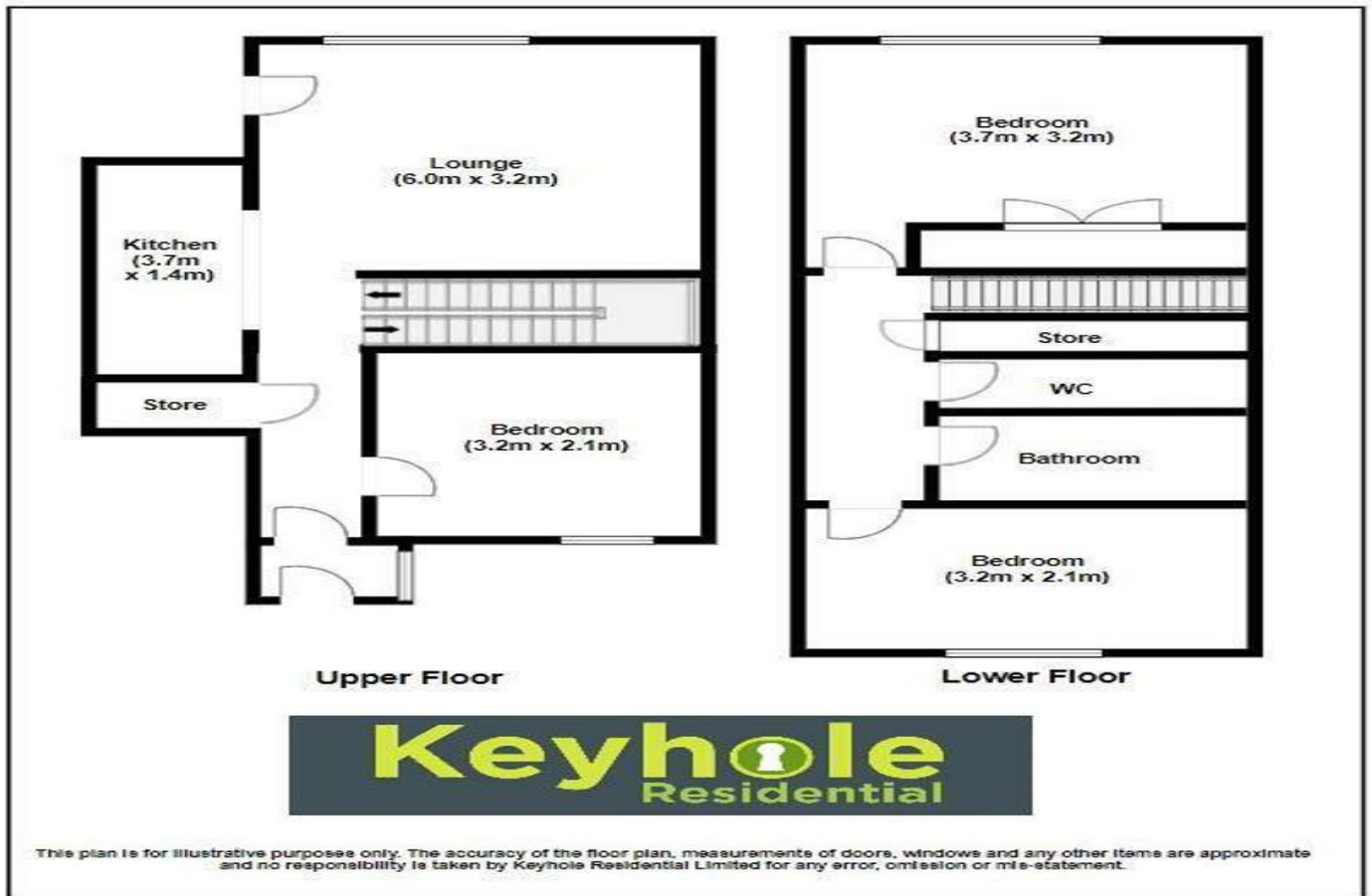
Separate WC

Low level WC, vinyl flooring.

## **Communal Gardens**

Communal Gardens

Communal gardens, on street parking available.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Marlborough Park, Sulgrave, Washington, Tyne and Wear, NE37 3EG

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

