



## The Cedars, Park Road Cruddas Park

- Third Floor Flat
- No Chain
- Two Bedrooms
- Security Entry System
- Electric Heating
- Allocated Parking Space

**Asking Price: £75,000**

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# The Cedars, Park Road

Cruddas Park

## THE CEDARS, CRUDDAS PARK, NEWCASTLE UPON TYNE NE4 7DX

We welcome to the market this flat located on the 3rd floor of a 14 storey block. The communal accommodation briefly comprises of communal entrance with lift. The subject flat comprises of hallway, lounge, kitchen, two bedrooms, bathroom. The property benefits from an allocated parking spaces. The property also benefits from electric heating and double glazing.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

### Communal Entrance

Security entry system. Lift.

### Subject Flat

#### Halway

Storage cupboard. Radiator.

#### Lounge 14' 8" x 11' 2" (4.47m x 3.40m)

Double glazed window to the front. Radiator. Opens into kitchen.

#### Kitchen 7' 5" x 8' 9" (2.26m x 2.66m)

Double glazed window. Plumbed for washing machine. Sink/drain. High gloss units. Extractor hood. Electric oven.

#### Bedroom One 8' 7" x 16' 8" into window (2.61m x 5.08m)

Double glazed window. Radiator.

#### Bedroom Two 15' 2" x 8' 2" (4.62m x 2.49m)

Double glazed window. Radiator.

#### Bathroom

Frosted double glazed window. Extractor fan. Low level WC. Pedestal wash hand basin. Panelled bath with shower over.

#### External

Allocated parking space.

#### Tenure

It is understood that the property is held on a Leasehold basis. Ground rent and maintenance details have not been provided by the seller. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

Length of Lease: 114 years remaining from January 2022.

Ground Rent: £137 per annum.

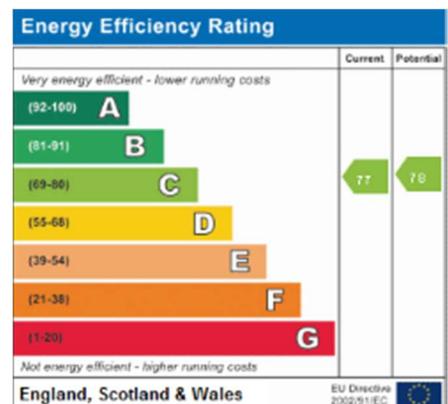
Service Charge: £1,200 per annum.

Under the terms of the lease there are no pets allowed, and no sub letting allowed.

**Council Tax Band: A**

**EPC Rating: C**

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**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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