



Trading Places



## 9 Winslow Court, Cullercoats, Whitley Bay, NE30 Offers in the region of £169,000

**\*\*CULLERCOATS SEA FRONT \*\* FIRST FLOOR APARTMENT\*\*TWO BEDROOMS\*\*OPEN LOUNGE AND KITCHEN\*\*MODERN SHOWER ROOM/WC\*\*PRIVATE UNDERGROUND PARKING\*\*\***

Trading Places welcome to the market for sale this modern two bedroom first floor apartment located on Cullercoats sea front in Winslow Court. The property has been modernised by the current owners with a newly fitted modern fitted kitchen and shower room/WC. Ideally situated for those wishing to enjoy this modern sea front living. Located conveniently close to local shopping facilities, amenities and having easy access to metro links. Cullercoats sea front stretches along to Tynemouth and Whitley Bay links for beautiful sea front walks. The property briefly comprises of: Communal entrance with security entrance system, stairs and lift to upper floors, entrance hallway, open plan lounge and kitchen with french doors to a Juliette balcony and a modern contemporary style fitted kitchen, two double bedrooms and a shower room/WC. Externally there is a small enclosed court yard for the residents to use, secure under ground parking with allocated parking space and there is additional parking to the rear and side. this property is well worth a viewing to appreciate modern day living. Please call us on 0191-2511189. EPC Rating C.

Service Charge £140 per month Ground Rent £500 Per Annum.



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## Communal Entrance

Security entrance system, hallway, stairs and lift to upper floors, entrance to internal court yard, bin store and door to under ground parking.

## Entrance hallway

Double glazed panel door, walk in storage cupboard, electric radiator and doors off to:

## Open lounge and kitchen 5.21 x 5.06 (17'1" x 16'7")

Double glazed windows to the rear and side, double glazed french doors leading to Juliette balcony, electric radiator, television point, open through to Kitchen area, fitted with a range of modern Grey wood wall and base units with Granite work surfaces, integrated sink with mixer taps, built in electric oven, induction hob with extractor over, integrated fridge and freezer and washer/dryer, tiled splash backs, laminate flooring and security entrance phone.



## Shower room/WC

Walk in double shower cubicle with plumbed rain shower and glass screen, vanity wash hand basin, enclosed cistern WC, electric heated towel rail, extractor fan, spot lights to ceiling and laminate flooring.



## Bedroom one 4.35 x 2.70 (14'3" x 8'10")

Double glazed window to the rear, electric radiator.

## Bedroom two 2.87 x 3.99 (9'5" x 13'1")

Double glazed window to the rear, electric radiator and recessed wardrobe area.



## Under ground parking

Remote controlled security entrance gates, allocated parking space and storage areas.

## Views of Cullercoats Bay

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

82 Park View, Whitley Bay, Tyne And Wear, NE26 2TH, England

Tel: 0191 251 1189

Fax:

Email: [info@tp-property.co.uk](mailto:info@tp-property.co.uk)

Web: [www.tp-property.co.uk](http://www.tp-property.co.uk)



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