



**FOLLOW**  **LLS** Flat 14, Riversmead Waveney Grove, Newcastle - ST5 3SJ  
£95,000



- First Floor Retirement Apartment
- For Over 55s with 70% Ownership
- Popular And Convenient District Of Town
- Well Presented with Modern Refitment
- Pleasant Far Reaching Townscape Views
- Well Maintained Communal Areas and Gardens
- Off-Road Parking
- No Upward Chain

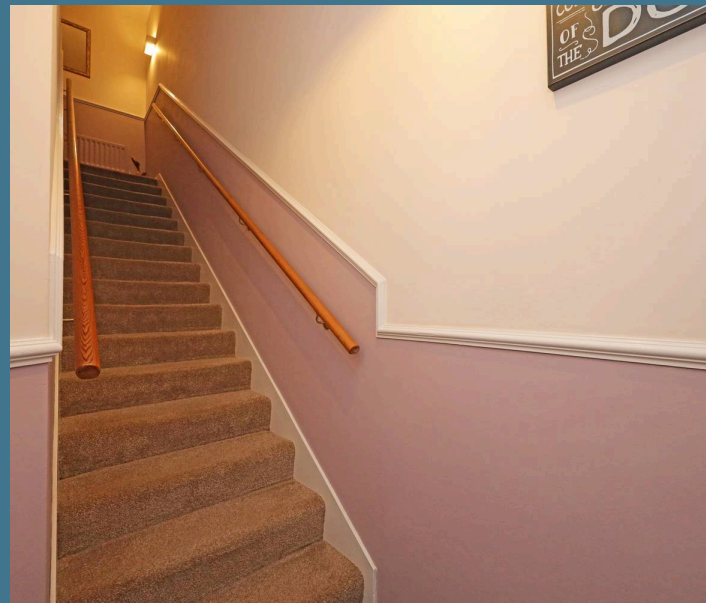
A very well presented and purpose-built shared ownership retirement apartment, creating a pleasant small community suited for purchases of 55 years of age.

The apartment has been refurbished by its current owner occupier to include a stylish refitted shower room with large walk-in shower and a modern fitted kitchen with integrated appliances. The apartment also enjoys pleasant far reaching townscape views over the communal gardens and local school playing field adjacent from the majority of rooms.

Accommodation within :-

Ground floor private entrance lobby with staircase to the first floor corridor landing/hallway which has replacement modern internal doors to rooms and linen cupboard. Large separate and useful walk-in store cupboard with window.

Main bedroom with a range of fitted furniture and corner bay window enjoying views over the adjoining playing field and townscape beyond. A second bedroom also enjoys similar views. There is a modern refitted shower room with large, tiled walk-in shower having mains multi jet spa shower and combined unit WC/wash basin.







The living room also has a large picture window enjoying further views. The kitchen is accessed from the living room which has also been re-fitted with a full range of base/wall units and work surfaces with small breakfast bar area and integrated sink. Integrated appliances comprise fitted electric fan assisted oven with further microwave oven above, integrated upright fridge freezer, gas hob, plumbing for washing machine and further larder cupboard housing a replacement central heating boiler.

Externally there are well maintained and attractive communal gardens and parking.

The current owner is already acquiring an alternative property and therefore the flat is to be sold with no further upward sales chain. Agent note: – the purchase price represents 70% ownership, with the remaining 30% ownership belonging to Sanctuary Housing Association. Purchases must be of the age of 55 years and over.

Tenure:-leasehold

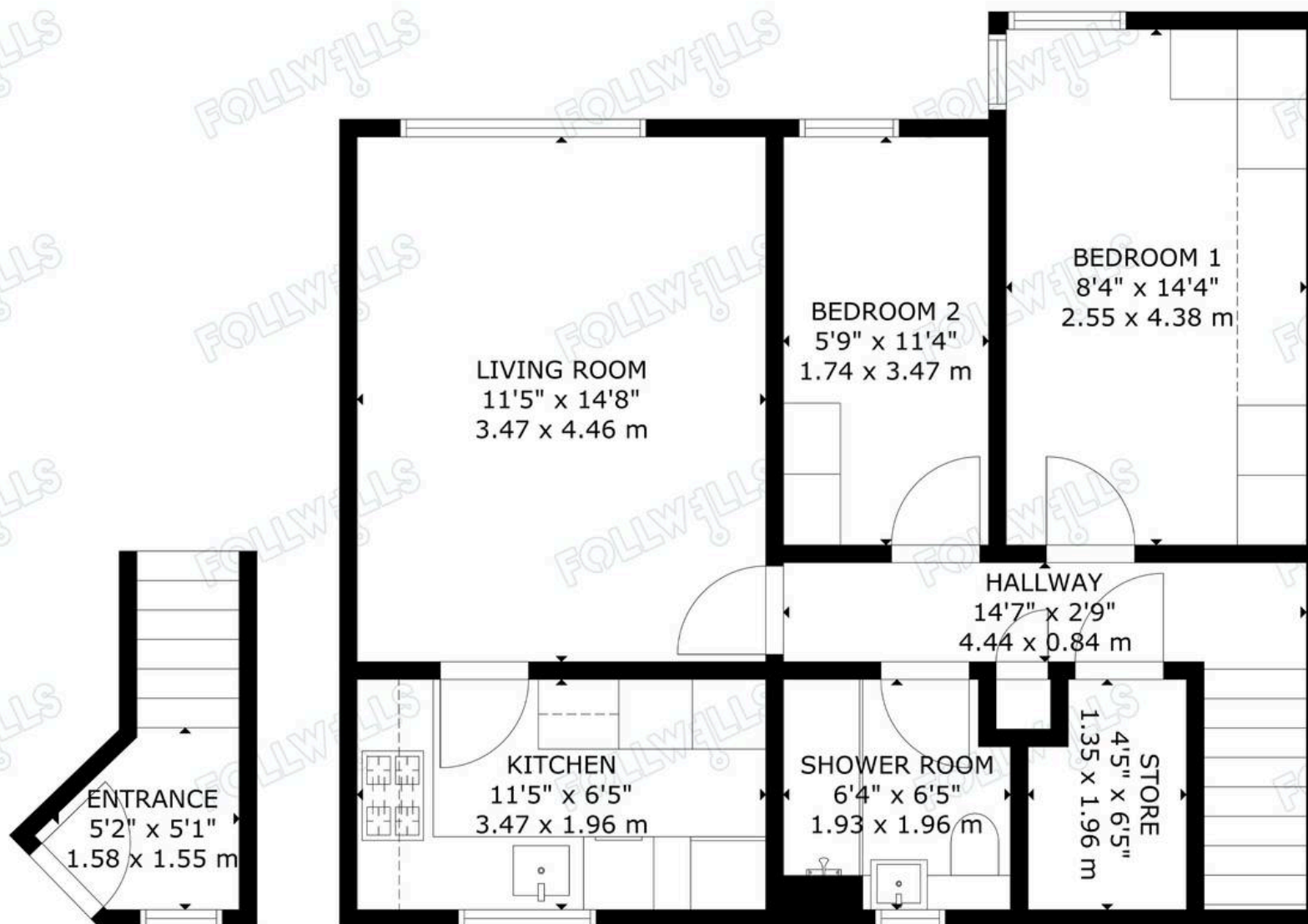
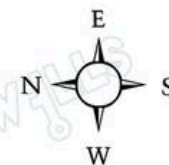
Term of lease: – 125 years from 01/01/1989

Service charge: – currently £77.08p calendar month

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



GROUND FLOOR

FIRST FLOOR