



Amenities On Doorstep! This spacious and beautifully presented one bedroom apartment, located in the popular and quiet area of Collingwood Court, Washington, is welcomed to the sales market by Jill Moore Sales & Lettings. Benefitting from modern furnishings throughout, a private balcony area and good sized rooms, this property combines modern family living with a great location and is the perfect first time buy or investment opportunity!

# 117 Collingwood Court, Washington, Tyne & Wear, NE37 3EF

Guide Price:

**£15,000**

EPC Rating: C



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This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £349 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during



For additional information and full photo gallery please visit

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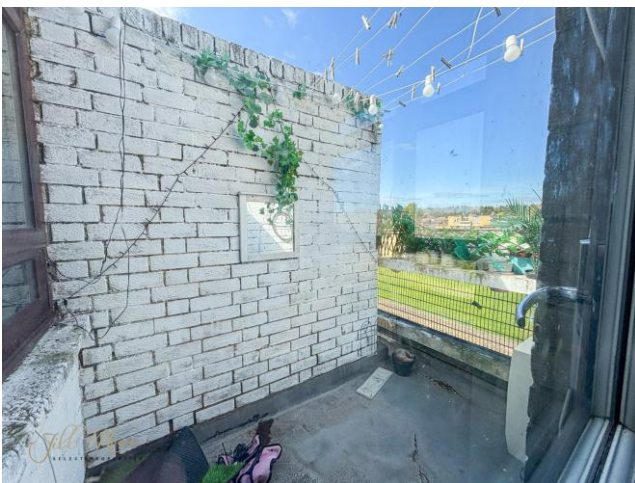
the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

**Lounge** 16'9" x 10'2" (5.1m x 3.1m). The spacious lounge is complete with double glazed window allowing for ample natural light, door leading to balcony which provides outside space, radiator, carpet flooring and television point.



**Kitchen** 12'2" x 4'11" (3.7m x 1.5m). The well-presented kitchen area features double glazed window, radiator, fitted wall and base units, roll top work surfaces, plumbing/space for washing machine, electric cooker point, stainless steel sink with dual taps, laminate flooring and boiler housed.

**Bathroom** The good-sized bathroom offers a low level WC, pedestal wash hand basin, shower over bath, towel rail/radiator and neutral vinyl flooring.



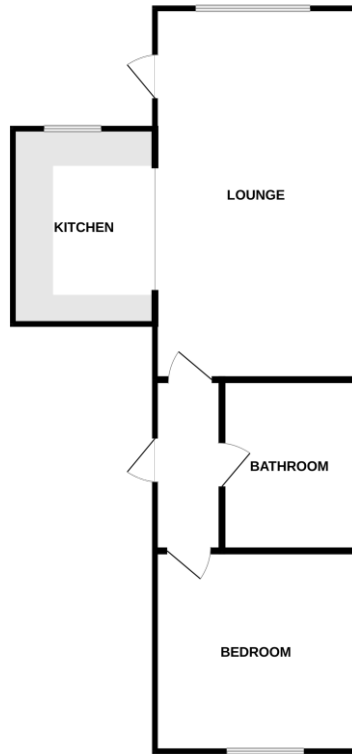
**Bedroom** 10'2" x 10'2" (3.1m x 3.1m). The spacious double bedroom is complete with large double glazed window which fills the room with natural light, fitted wardrobe, neutral walls and carpet flooring.

**External** The property enjoys access to a wide range of communal garden/open spaces which are fully maintained by the maintenance team on site.



**Location** The property is found within Collingwood Court, a popular location within Sulgrave, Washington, offering a range of amenities on the doorstep. Well respected schools such as Marlborough Primary School & Nursery are also in walking distance, as are shops and pubs/restaurants. The property also falls on a major bus route allowing for superb public transport links. Commuting into larger cities such as Newcastle, Sunderland and/or Durham is made quick and easy via the A1/A1231/A19 major roads close by.

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract