



# 3 Marlborough Court

Kingston Park



SANDERSON  
YOUNG



### 3 Marlborough Court Kingston Park, NE3 2YY

Stylishly Presented Ground Floor Flat Boasting Two Bedrooms, Living Room, Refitted Kitchen & Bathroom, Garage & Private Courtyard Garden! This recently refurbished apartment is ideally situated within Marlborough Court, Kingston Park.

The popular Kingston Park area is easily placed within walking distance to a variety of shops and amenities, as well as the Metro Station and Newcastle International Airport being nearby.

---

**Price Guide:**  
Offers Over £110,000

---





The internal accommodation comprises: Hallway with useful store cupboard | Refitted kitchen with integrated appliances and modern cabinetry/worktops | Generous living room | Two double bedrooms, one of which benefits from fitted storage | Refitted bathroom boasting a three piece suite.

Externally, the property benefits from a substantial private garden with mature and well stocked borders offering a great degree of privacy | A separate garage is accessed just behind the apartment.

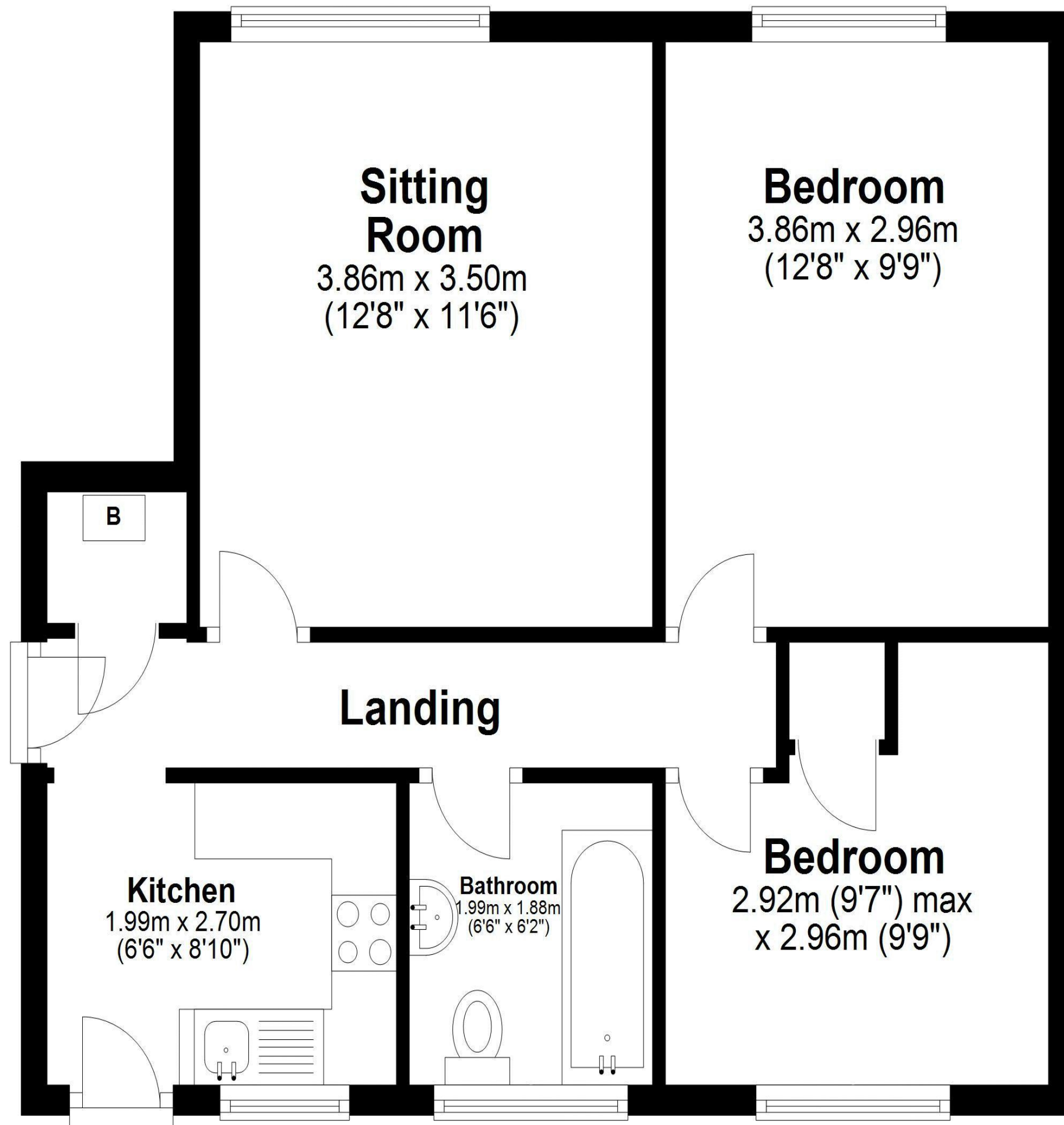
---

Emma Doran  
0191 213 0033  
emma.doran@sandersonyoung.co.uk



# Ground Floor

Approx. 49.7 sq. metres (535.5 sq. feet)



Offered to the market with No Onward Chain, this recently refurbished residence simply demands an early inspection and viewings are strongly encouraged!

Services: Mains electric, gas, water & drainage | Tenure: Leasehold | Lease Term Remaining: 90 Years | Council Tax: Band A | Energy Performance Certificate: Rating C

Total area: approx. 49.7 sq. metres (535.5 sq. feet)

**3 Marlborough Court, -**