



## 52 Kingsmere Gardens , Walker, NE6 3NP

\*\* FOR SALE BY AUCTION\*\* TWO BEDROOM TOP FLOOR FLAT \*\*\*\* NO ONWARD CHAIN INVOLVED \*\*\*\* COMMUNAL GARDENS \*\*\*\* INTERCOM ENTRY SYSTEM \*\*\*\* IDEAL STARTER PROPERTY  
\*\*\*\* SOME UPDATING REQUIRED \*\*\*\*\* 125-year lease from 1987. Council tax band A. Energy rating D.

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 (jamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% 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 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.

By Auction £20,000

# 52 Kingsmere Gardens

, Walker, NE6 3NP



- For Sale By Auction
- Intercom Entry System
- 125 Year Lease From 1987
- Energy Rating D
- Two Bedrooms
- Communal Gardens
- Council Tax Band A
- Chain Free
- Service Charge £168.35
- Updating Required

## Communal Entrance

## Hallway

## Lounge

13'0" x 9'9" + bay (3.98 x 2.99 + bay)

## Kitchen

10'0" x 8'8" (3.05 x 2.65)

## Bedroom 1

11'5" x 10'11" (3.50 x 3.35)

## Bedroom 2

10'5" x 7'5" (3.20 x 2.28)

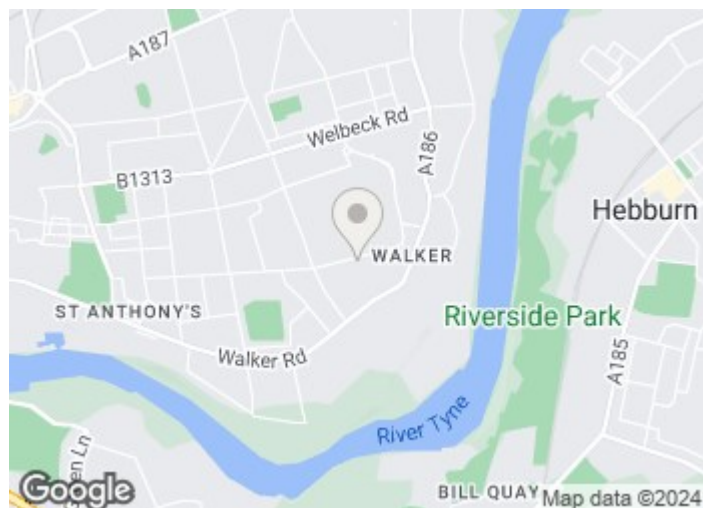
## Bathroom

6'3" x 5'4" (1.91 x 1.63)

## Communal Gardens

## Lease & Service Charge information.

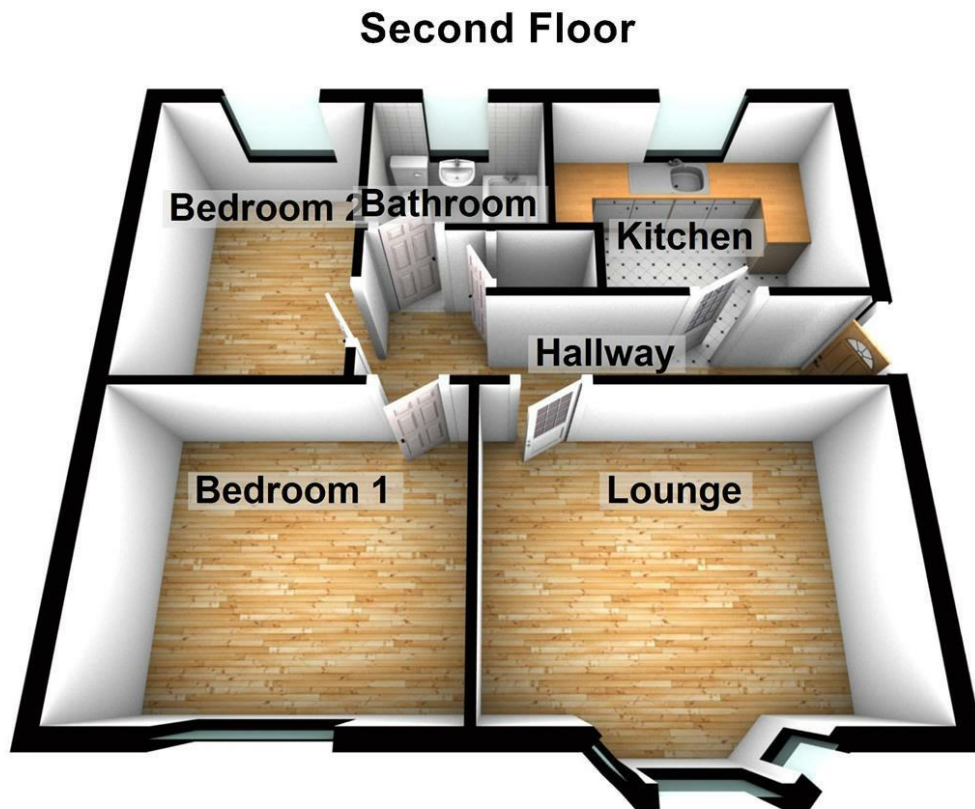
## Please Note



## Directions



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	