

## 16 Kentmere Avenue

### Walkerdene, Newcastle Upon Tyne, NE6 4HE

\*\* This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. \*\*

\*\* TWO BEDROOM GROUND FLOOR FLAT \*\* READY TO MOVE INTO \*\* IDEAL FIRST TIME BUY \*\*

\*\* MODERN OPEN PLAN LIVING AREA \*\* PRIVATE GARDEN TO REAR \*\* OFF STREET PARKING \*\*

\*\* POPULAR LOCATION \*\* NEARBY BUS SERVICES \*\* 999 YEAR LEASE FROM 2000 \*\*

\*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\*

**Price £85,000**



- Two Bedroom Ground Floor Flat
- Off Steet Parking To Front
- 999 Year Lease
- Modern Open Plan Living area
- Ideal First Time Buy
- Council Tax Band A
- Private Garden To Rear
- Popular Location
- Energy Rating C

#### Hallway

Double glazed composite entrance door, laminate flooring.

#### Lounge Area

14'4" x 13'1" (4.37 x 3.99)

Double glazed window, cupboard to alcove, laminate flooring, radiator. Open plan to kitchen area.

#### Kitchen Area

9'11" x 9'2" (3.04 x 2.81)

Fitted with wall and base units with work surfaces over, integrated oven and hob and sink unit. Double glazed window, laminate flooring, radiator, external door leading to the rear garden.

#### Shower Room

5'6" x 3'7" (1.68 x 1.10)

Shower cubicle, WC and wash hand basin. Double glazed window, panelling to walls.

#### Bedroom 1

11'0" x 9'10" + bay (3.37 x 3.01 + bay)

Double glazed bay window, laminate flooring, radiator.

#### Bedroom 2

9'10" x 8'11" (3.02 x 2.74)

Double glazed window, laminate flooring, radiator.

#### External

Externally the front is block paved and provides space for off street parking. The rear garden has decking and a fenced perimeter.

#### Lease

The property has a 999 year lease from 03/11/2000 with no ground rent payable.

#### Material Information

##### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit

<https://checker.ofcom.org.uk>

EE-Good outdoor, variable in-home

O2-Good outdoor, variable in-home

Three-UK Good outdoor, variable in-home

Vodafone\_Good outdoor, variable in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

##### FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

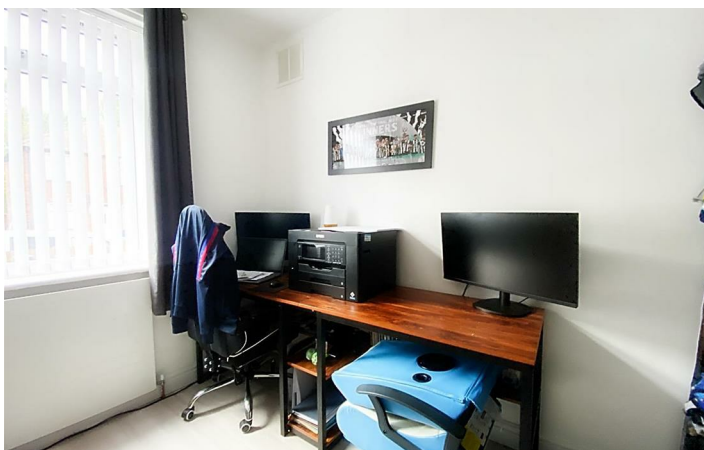
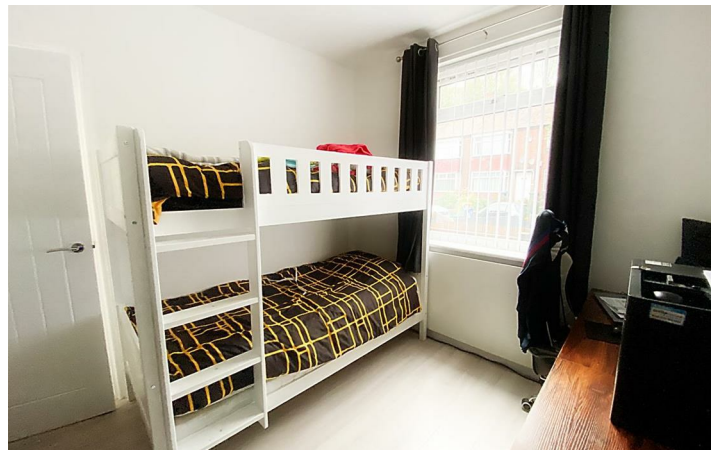
Surface water: Very low.

##### CONSTRUCTION:

Traditional

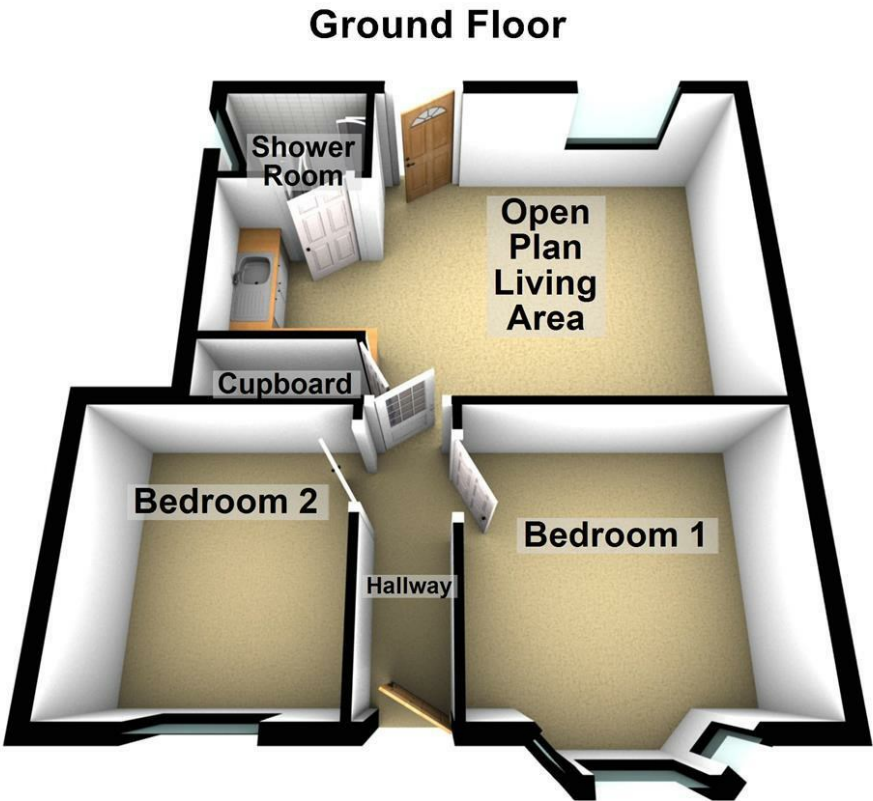
This information must be confirmed via your surveyor and legal representative.







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	