



Kirkwood Drive Kenton

- First Floor Flat
- Two Bedrooms
- Close to Shops, Amenities &
- Residents Parking
- Modern UPVC Double Glazing
- Suited for a First Time Buyer

Transport Links

Guide Price **£ 65,000**

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ROOK
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SAYER

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Kirkwood Drive, Kenton

A very well appointed two-bedroom first floor flat benefitting from a range of modern fixtures and fittings and ideally suited for a first-time buyer. The property is conveniently located close to shops, amenities and transport links and is well positioned for access to the A1 motorway and central Gosforth.

Briefly comprising secure entrance reception with staircase leading to the first floor. Entrance hallway with 2 storage cupboards. Sitting room/dining room with bay window, fully fitted kitchen, two-bedrooms and a modern bathroom suite with shower. Additional features include gas fired central heating via combination boiler. The property also benefits from residents parking.

COMMUNAL ENTRANCE WITH STAIRCASE TO FIRST FLOOR

ENTRANCE DOOR LEADING TO: ENTRANCE HALL

Part glazed entrance door, window, two built in cupboard, radiator.

SITTING ROOM 15'4 into bay window x 13'7 (4.67 x 4.15m)

Double glazed bay window, window seat with additional storage space, radiator.

KITCHEN 7'11 x 7'2 into alcove (2.41 x 2.18m)

Fitted with arrange of wall and base units, single drainer sink unit, built in gas oven, built in gas hob, tiled splash back, wall mounted combination boiler, radiator, double glazed window.

BEDROOM ONE 12'10 max x 8'9 into recess (3.91 x 2.67m)

Double glazed window, double radiator.

BEDROOM TWO 11'3 max x 6'10 (3.43 x 2.08m)

Double glazed window, radiator.

BATHROOM

Three-piece comprising of panelled bath with shower over, wash hand basin, low level w/c, set in vanity unit, part tiled walls, heated towel rail, extractor fan.

RESIDENTIAL PARKING

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: Resident Parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 125 years from 1986
Ground Rent: Included in service charge
Building Insurance: Included in service charge
Service Charge: £123.51 per month - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: A

EPC RATING: C

GS00014868.DJ.PC.28.05.24.V.2

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East



Kirkwood Drive, Kenton



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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