



Bradwell Road | Kenton | NE3 3LJ

£69,950



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Second floor apartment

Two bedrooms

Communal entrance

Residents parking

**Access to local shops,
amenities and transport link**

**Ideally suited for a first time
buyer**

ROOK
MATTHEWS
SAYER

A very well appointed two bedroom apartment located on the second floor of this popular residential development. The property consists of a lounge, kitchen, two bedrooms and a bathroom, and is ideally suited for a first time buyer with secure communal entrance and residents parking. It is well positioned for access to local shops, amenities and transport links as well as being a short distance to the A1 motorway.

ENTRANCE DOOR LEADS TO:
COMMUNAL ENTRANCE
 Staircase to second floor.

LOUNGE 10'10 (into bay) x 13'6 (3.30 x 4.11m)
 Bay window to front, radiator.

KITCHEN 8'10 (max) x 8'8 (max) (2.69 x 2.64m)
 Fitted with a range of wall and base units, work surfaces, single drainer sink unit, electric cooker point, space for automatic washer, part tiled walls, tiled splash back, combination boiler.

BEDROOM ONE 13'3 x 8'4 (4.04 x 2.54m)
 Window, radiator.

BEDROOM TWO 10'4 x 6'11 (3.15 x 2.11m)
 Window, radiator.

BATHROOM 6'3 x 6'7 (1.91 x 2.01m)
 Panelled bath with electric shower over, wash hand basin, tiled around bath, radiator, extractor fan.

ALLOCATED PARKING SPACE

PRIMARY SERVICES SUPPLY

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

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes: No Running a business.

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.

125 years from 1986 (86 years remaining)

Ground Rent: TBC

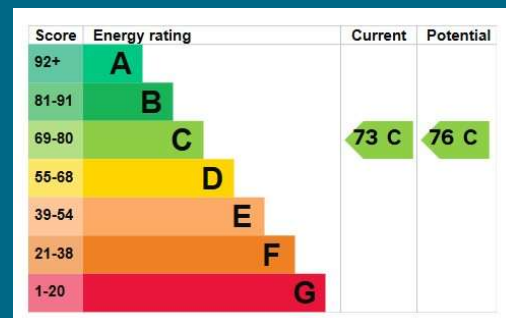
Service Charge: £180 per month - Review Period: TBC -

Increase Amount: TBC

COUNCIL TAX BAND: A

EPC RATING: C

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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.



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