



## Kent Close Ashington

- One Bedroom Upper Flat
- Fitted Kitchen
- Double Glazing
- Gas Central Heating
- Council Tax Band: A

**£ 52,000**



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# Kent Close

## Ashington

### PROPERTY DESCRIPTION

#### ENTRANCE HALLWAY

UPVC Entrance door, stairs to first floor landing.

#### LOUNGE 10'8 (3.25) x 13'7 (4.15)

Double glazed window to front, double radiator, television point.

#### KITCHEN 6'10 (2.08) x 8'9 (2.67)

Double glazed window to front, single radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with pillar taps, tiled splash backs, space for oven, space for fridge/freezer, plumbed for washing machine/dishwasher, vinyl flooring.

#### FIRST FLOOR LANDING

2 built in storage cupboards, loft access.

#### LOFT

Partially boarded, pull-down ladders.

#### BEDROOM ONE 11'0 (3.35) x 12'4 (3.76)

Double glazed window to rear, single radiator, built in cupboard.

#### BATHROOM/WC

3 piece white suite comprising: electric shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to front, spotlights, tiling to walls, vinyl flooring.

#### SMALL GARDEN TO REAR

2 outhouses.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Not known

Mobile Signal Coverage Blackspot: No

Parking: Driveway

#### 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 04.07.2005

Ground Rent: £10 per annum

Service Charge: £28.38 per month

#### COUNCIL TAX BAND: A

#### EPC RATING: TBC

#### EPC TO FOLLOW

AS00009974.GD.LD.08/10/2024.V.2



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