

Accommodation

Ground Floor

Communal Entrance

with entry phone and stairs up to the upper floors

Inner Hallway

with built in cupboard

Living Room (side) 14' 1" x 11' 0"

(4.29m x 3.35m)

Dimplex electric storage heater, upvc double glazed window

Kitchen (front) 9' 2" x 8' 0" (2.79m x 2.44m)

fitted with a range of wall, floor and drawer units, electric cooker point, stainless steel single drainer sink unit, ceramic tiling above worktops, plumbed for automatic washing machine, upvc double glazed window

Double Bedroom (side) 10' 0" x 9' 4"

(3.05m x 2.84m)

built in wardrobe, upvc double glazed window

Shower Room/w.c.

fitted with a suite comprising a corner shower cubicle with electric shower, wash hand basin and w.c. set in a vanity unit, tiled walls, panelled ceiling

External

communal grounds and a single car garage located in an adjacent block

Tenure

leasehold. 125 years from July 2004 therefore currently 105 years remaining. We are advised the half yearly service charge for period 01/01/2024 to 30/06/2024 is £550.22. This should be confirmed with your solicitor prior to proceeding with a purchase.

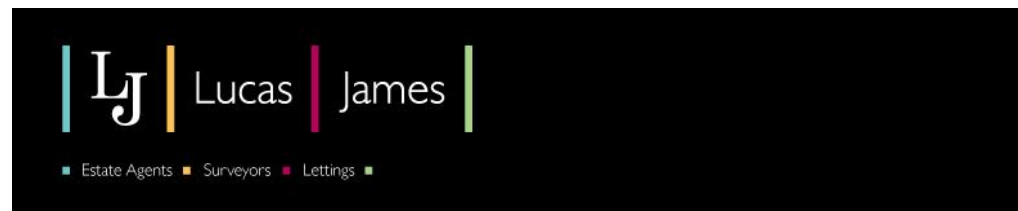
Council Tax

Band A

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents 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 any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.



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Offers in Excess of: £50,000



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Good Investment Opportunity

Second Floor Flat

One Double Bedroom

Single Car Garage

Upgrading Works Required

No Upper Chain



This second floor flat offers an excellent investment opportunity situated in a popular residential area close to all local amenities within the Killingworth Centre together with public transport and road links to nearby centres. The property does require upgrading works and the accommodation briefly comprises a communal entrance hall with entry phone and stairs to the upper floors, an inner hallway, living room with a fitted kitchen off, one double bedroom and shower room/w.c. Externally there are communal grounds and a single garage is located in an adjacent block. The property has electric heating, upvc double glazing and is available with no upper chain.

