

Accommodation

Entrance Porch

Living Room (front) 16' 5" x 11' 3" (5.00m x 3.43m)

wood effect laminate flooring, upvc double glazed French doors opening onto the front garden, TV point, central heating radiator

Kitchen (front) 11' 2" x 7' 7" (3.40m x 2.31m)

very well fitted with wall, floor and drawer units incorporating a built in gas hob with extractor hood and electric oven, stainless steel single drainer sink unit, plumbed for an automatic washing machine, ceramic tiling above worktops, wood effect laminate flooring, cupboard housing the gas central heating boiler, upvc double glazed window, central heating radiator

Inner Lobby

two built in storage cupboards

Bedroom One (rear) 10' 3" x 10' 1" (3.12m x 3.07m)

central heating radiator, upvc double glazed window

Bedroom Two (rear) 12' 0" x 7' 8" (3.65m x 2.34m)

double built in wardrobes, central heating radiator, upvc double glazed window

Bathroom/w.c.

fitted with a three piece white suite of a panelled bath with shower over and glazed screen, pedestal wash hand basin, low level w.c., ceramic tiling around suite, central heating radiator, upvc double glazed window

External

large garden to the front laid mainly to lawn with paved patio areas and enjoying aspect to the south and west. Small garden area to the rear. A single car garage is located in a nearby block.

Tenure

leasehold. We are advised the lease term is 149 years from 2011 at a peppercorn ground rent. This should be confirmed with your legal advisors prior to proceeding with the 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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Ground Floor Flat

Two Bedrooms

Living Room with French Doors

Well Fitted & Decorated

Single Car Garage

Large Front Garden



A splendid ground floor flat situated on the popular Lakeshore development and occupying a generous site. There is easy access to the Killingworth Centre and associated amenities together with public transport and road links to nearby centres. The accommodation briefly comprises an entrance porch, pleasant living room with French doors opening onto the front garden, a very well fitted kitchen, inner lobby with storage cupboards, two bedrooms and a well fitted bathroom/w.c. Externally the property has a large garden to the front, a garden to the rear and a single car garage located in a nearby block. There is gas fired radiator central heating, upvc double glazing and the property boasts a high standard of decoration and fittings generally throughout.

