

Accommodation

Ground Floor

Second Floor

Inner Hallway

electric radiator, wall mounted
entryphone, built in cupboard

Living Room (rear) 16' 4" x 10' 4" (4.97m x
3.15m)

upvc double glazed window, TV point,
electric radiator

Kitchen (rear) 8' 0" x 6' 9" (2.44m x
2.06m)

fitted with wall, floor and drawer units,
freestanding electric cooker, washing
machine and fridge/freezer, ceramic tiling
above worktops, tiled floor, stainless steel
single drainer sink unit, cupboard housing
a renewed hot water boiler, upvc double
glazed window

Bedroom One (rear) 10' 7" x 10' 5" (3.22m
x 3.17m)

electric radiator, upvc double glazed
window, double built in wardrobe

Bedroom Two (rear) 10' 7" x 7' 8" (3.22m
x 2.34m)

electric radiator, upvc double glazed
window, double built in wardrobe

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.

Bathroom/w.c.

fitted with a three piece suite of a white
panelled bath with electric shower over,
pedestal wash hand basin and low level
w.c., ceramic tiling to walls around suite

External

communal grounds surrounding the
property. A single car garage is located in
a block to the rear.

Tenure

the register of title shows the property as
being leasehold with a term of 999 years
from 2005

Service Charge

we are advised the present monthly
service charge is £76.90 however, this
should be confirmed with your legal
advisor prior to proceeding with the
purchase

Council Tax

Band A

LJ Lucas James

Estate Agents Surveyors Lettings



Rowan Court
Forest Hall, NE12 9QT

Offers in Excess of:- £70,000

Zoopla



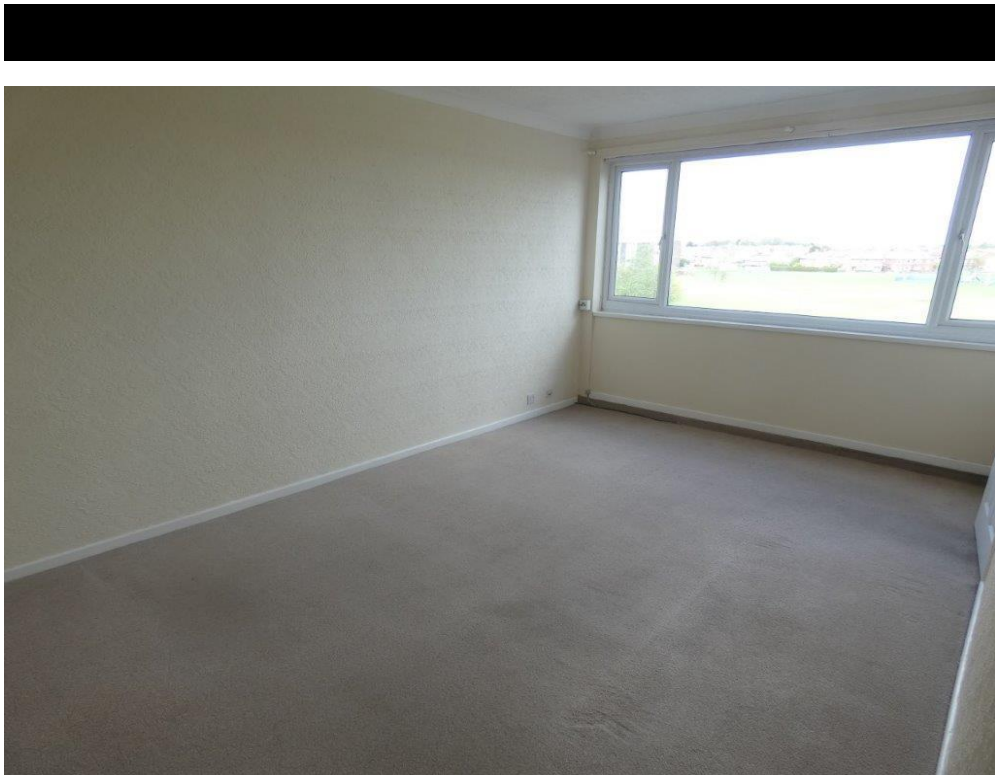
PrimeLocation

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Second Floor Flat

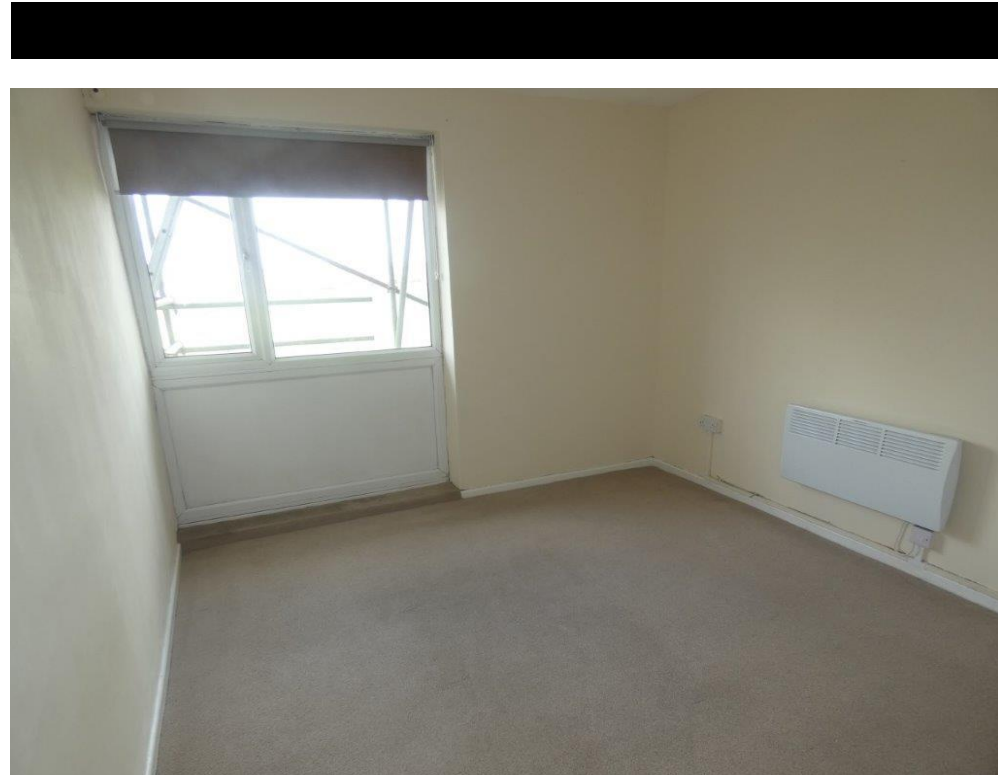
Two Bedrooms

Ideal First Buy/Investment

Popular Residential Area

Single Garage

No Upper Chain



This second floor flat offers an excellent opportunity for a wide range of prospective buyers including first time buyers and those looking to buy for investment purposes. It is available with no upper chain and is situated in a popular residential area with good road and public transport links to nearby centres together with Palmersville Metro Station. The accommodation briefly comprises an entrance hall with entry phone, spacious living room with a fitted kitchen off, two bedrooms both with built in wardrobes and bathroom/w.c. Externally there are communal grounds and a single garage is located in a block to the rear. There is upvc double glazing throughout and works carried out to the property include installation of electric radiators approximately two years ago and fitting of a new entrance door.

