

Accommodation

Entrance Hall

Living Room (rear) 14' 4" x 10' 9" (4.37m x 3.27m)

decorative fireplace with electric fire, TV point, central heating radiator, doors opening onto:-

Conservatory (rear) 12' 10" x 8' 8" (3.91m x 2.64m)

tiled floor, brick and upvc double glazed windows, door opening onto the rear garden

Kitchen (rear) 9' 0" x 7' 8" (2.74m x 2.34m)

fitted with wall, floor and drawer units incorporating a built in gas hob with extractor fan, electric oven, single drainer sink unit, plumbed for automatic washing machine, fridge/freezer space, ceramic tiling above worktops, central heating radiator, upvc double glazed window

Bedroom One (front) 12' 2" x 9' 9" (3.71m x 2.97m)

central heating radiator, upvc double glazed window

Bedroom Two (front) 8' 8" x 6' 5" (2.64m x 1.95m)

central heating radiator, upvc double glazed window

Bathroom/w.c.

fitted with a three piece white suite of a panelled bath with mains fed shower over, pedestal wash hand basin, low level w.c., ceramic tiling to walls, tiled floor, upvc double glazed window

External

garden to the front with access to the side leading to a splendid rear garden laid to lawn, paved patio area and enjoying southerly aspect. A single car garage is located in a nearby block.

Tenure

the current lease is in the process of being extended which will be completed prior to completion of a sale. We are advised the new lease term will be for 136 years in total. Ground rent of £20.00 per annum is payable for the duration of the original term with nil ground rent payable for the length of the extended term. Confirmation should be sought from your solicitor/conveyancer 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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Ground Floor Flat

Two Bedrooms

Conservatory Extension

Southerly Aspect to Rear

No Upper Chain

Lease Currently Being Extended



We strongly recommend viewing of this splendid ground floor flat occupying a delightful cul de sac position on this favoured residential estate and enjoying southerly aspect over a pleasant rear garden. The property is located within a short walk of the Killingworth Centre and is close to public transport links to nearby centres. The accommodation briefly comprises an entrance hall, pleasant living room, fitted kitchen, two bedrooms, combined bathroom/w.c. and a good sized conservatory extension to the rear. Externally there is a delightful rear garden with southerly aspect and a single car garage situated in a nearby block. The property has gas fired radiator central heating, upvc double glazing and having been very well maintained it offers an excellent opportunity for a wide range of prospective buyers.

