

## Accommodation

### Ground Floor

#### Inner Hallway

Wall mounted entryphone, Dimplex electric radiator, recessed downlighters, built in storage cupboard.

Living Room 14' 8" x 11' 8" (4.47m x 3.55m)

Wall mounted Dimplex electric radiator, recessed downlighters to ceiling, TV point, upvc double glazed window.

Kitchen (Rear) 9' 8" x 6' 2" (2.94m x 1.88m)

Very well fitted with wall and floor units incorporating an electric hob with stainless steel extractor hood, electric oven, integrated washing machine, dishwasher and fridge/freezer, stainless steel single drainer sink unit, ceramic tiling above worktops, under unit lights, recessed downlighters to ceiling, upvc double glazed window.

Bedroom 1 (Front) 10' 6" x 9' 10" (3.20m x 2.99m)

Double built in mirror fronted wardrobes, wall mounted electric radiator, recessed downlighters to ceiling, upvc double glazed window.

Bedroom 2 (Rear) 9' 10" x 6' 8" (2.99m x 2.03m)

Wall mounted electric radiator, built in cupboard housing the hot water tank, recessed downlighters to the ceiling, upvc double glazed window.

#### Shower Room/WC

Fitted with a double shower enclosure with rainfall shower and glazed screen, wash hand basin, wc, wall mounted heated towel rail, extractor fan, ceramic tiling to walls, tiled floor, recessed downlighters to ceiling, upvc double glazed window.

#### External

Communal grounds and an allocated car parking space.

#### 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.



Killingworth Office, 2-3 The Killingworth Centre, Killingworth, Tyne & Wear, NE12 6YT  
Tel: 0191 268 9000 email: [killingworth@lucasjamesestateagents.co.uk](mailto:killingworth@lucasjamesestateagents.co.uk)



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Regency Apartments  
Killingworth, NE12 6DL

£895 Per Calendar Month



Killingworth Office  
2-3 The Killingworth Centre  
Killingworth  
Tyne & Wear  
NE12 6YT  
Tel: 0191 268 9000  
[killingworth@lucasjamesestateagents.co.uk](mailto:killingworth@lucasjamesestateagents.co.uk)

[www.lucasjamesestateagents.co.uk](http://www.lucasjamesestateagents.co.uk)



Superb Top Floor Apartment with elevated views over Killingworth

Stunning Modern Kitchen with integrated appliances

Allocated Private Car Parking

Two Bedrooms (main Bedroom with Fitted Wardrobes)

Shower Room with Luxury walk in Shower with rainfall head

Attractive Southerly Aspect To The Front



An exceptional beautifully refurbished top floor apartment situated within the desirable Regency Apartments development in the centre of Killingworth and enjoying southerly aspect to the front with long range views . The property has been extensively refurbished with top quality upgrades and comprises a communal entrance hall, inner hallway, a spacious living room benefitting from fresh decor and professionally cleaned carpets, newly updated kitchen with built in appliances including washer/dryer, dishwasher, fridge/freezer and a brand new oven and hob, a splendid shower room featuring a double walk in shower with rainfall shower head and two good sized bedrooms one with fitted wardrobes. The property also benefits from new blinds throughout. There is an upgraded energy efficient electric heating system AI enabled, economical LED downlighting ensuring cost effective living, upvc double glazing and a high standard of decoration and fittings throughout. An allocated car parking space is located in the communal grounds.

