

Accommodation

Ground Floor

Communal Entrance Hall

with entryphone and stairs to the upper floors

Inner Hallway

wall mounted entryphone, built in cupboard, Creda electric radiator

Lounge/Dining Area (rear) *20' 8" x 15' 1" Max (6.29m x 4.59m)*

upvc double glazed window enjoying panoramic southerly views, wall mounted Creda electric radiator, TV point, open to:-

Kitchen (rear) *9' 1" x 8' 0" (2.77m x 2.44m)*

well fitted with wall, floor and drawer units in gloss white incorporating an integrated electric hob with stainless steel extractor hood and splashback, stainless steel single drainer sink unit, plumbed for an automatic washing machine, breakfast bar, upvc double glazed window

Bedroom One (side) *10' 1" x 9' 2" (3.07m x 2.79m)*

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

Bedroom Two (side) *9' 4" x 7' 6" (2.84m x 2.28m)*

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

Shower Room/w.c.

fitted as a wetroom with Mira electric shower, pedestal wash hand basin and low level w.c. Vinyl panelling to walls and ceiling, built in airing cupboard housing the hot water cylinder

External

there are communal grounds surrounding the block and a single car garage is situated in an adjacent block

Tenure

leasehold - we are advised 103 years remain on the current lease and the monthly service charge for the half year 01/01/2026 to 30/06/2026 is £209.11 which includes ground rent and buildings insurance. 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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Splendid Top Floor Flat

Panoramic Southerly Views

Two Bedrooms

Open Plan Living Area and Kitchen

Single Garage

No Upper Chain



Lucas James Estate Agents are delighted to offer for sale this hugely impressive top floor flat which enjoys panoramic southerly aspect towards Killingworth lake and surrounding areas. It is located in the heart of Killingworth within easy access of an extensive range of amenities together with public transport and road links to nearby centres. The accommodation briefly comprises a communal entrance hall, inner hallway, large lounge/dining area open plan to a splendid fitted kitchen, two bedrooms both with built in wardrobes and a well fitted shower room/w.c. Externally there are communal grounds and a single car garage is situated in an adjacent block. The property has electric heating throughout, upvc double glazing and it offers a good standard of decoration and fittings generally throughout. The property is available with no upper chain and should appeal to a wide range of prospective buyers.

