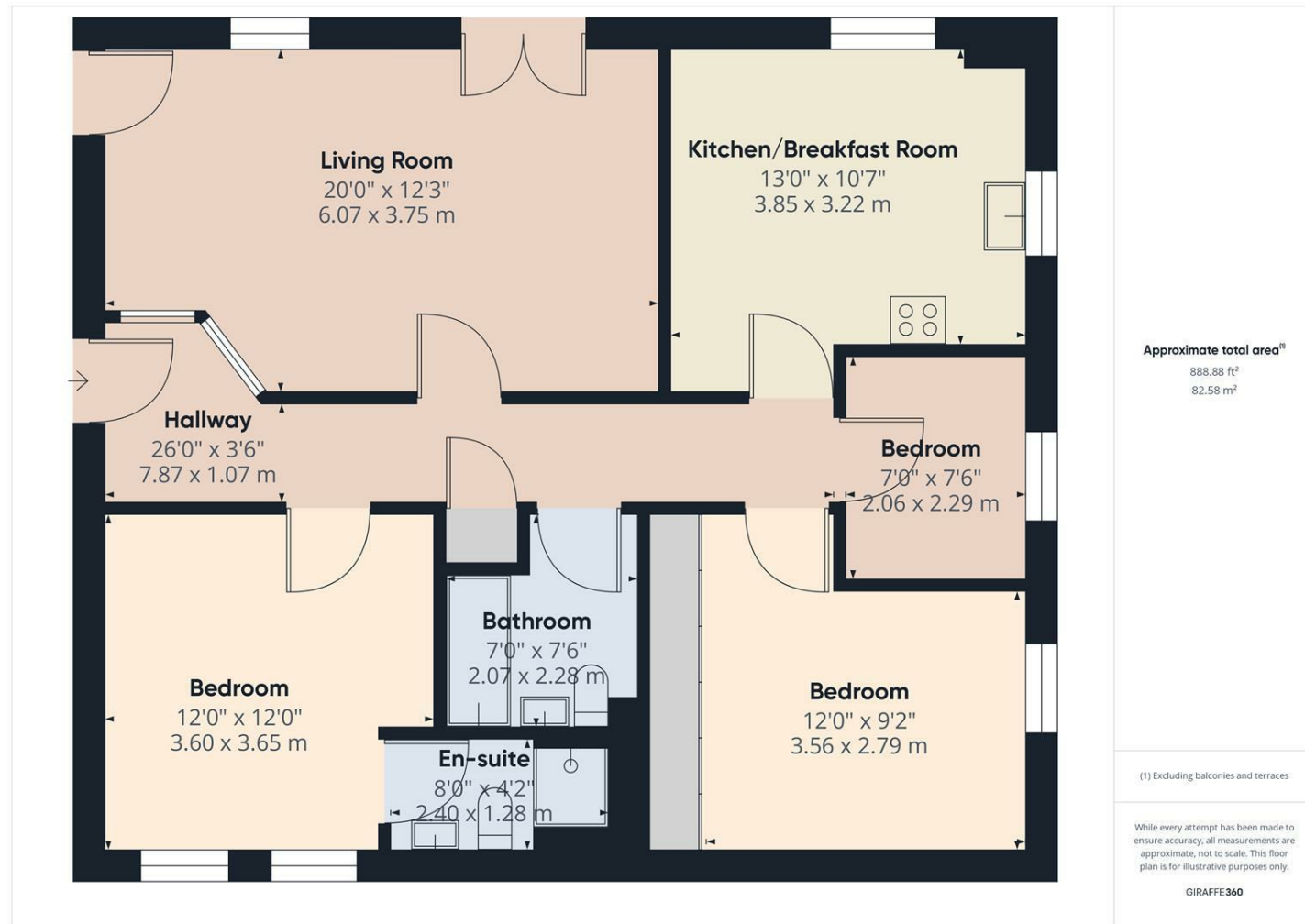
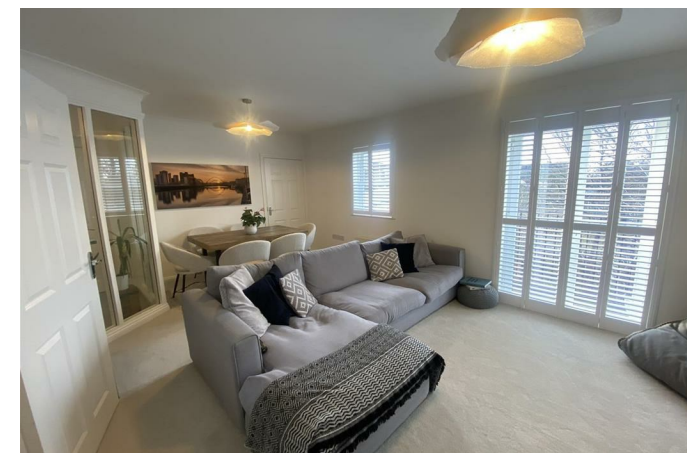




# Kingswood Court, Tynemouth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	79	80
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £335,000

## Description

WELL APPOINTED THREE BEDROOM TOP FLOOR APARTMENT WITH A GARAGE SITUATED WITHIN THIS SOUGHT AFTER DEVELOPMENT IN TYNEMOUTH OFFERED WITH NO UPPER CHAIN

We are delighted to welcome to the market this attractive second floor apartment which is conveniently located close to amenities and the Metro station in Tynemouth. Benefitting from modern, spacious accommodation, well equipped kitchen/breakfast room and a garage.

Briefly comprising: Secure communal entrance with a lift and stairs to all floors. Private hallway leading to all rooms. The living room is bright and airy with stylish fitted shutters and French doors opening to a Juliette balcony, there is space for a dining table and chairs. The kitchen/breakfast room is well equipped including a peninsular for seating. Integrated appliances include a double oven, induction hob, extractor fan, washing machine, dishwasher, fridge/freezer and wine fridge. There are three bedrooms, two of which are doubles and one benefits from an en-suite shower room with hand basin and W.C. The bathroom comprises a bath, hand basin and W.C.

Externally there are well maintained communal gardens, parking and a detached garage.

Ideally located along the Tynemouth coastline and a short walk away from the award winning Long Sands Beach and King Edward's Bay which offers an idyllic location for surfing and other outdoor activities. Tynemouth has excellent links to Newcastle city centre including the Metro station close by. The village has a great choice of shops, restaurants and is host to a weekend market.

## Secure Communal Entrance

### Private Hallway

### Living Room

19'10" x 12'3"

### Kitchen/Breakfast Room

12'7" x 10'6"

### Bedroom

11'11" x 11'9"

### En-suite

7'10" x 4'2"

### Bedroom

11'8" x 9'1"

### Bedroom

7'6" x 6'9"

### Bathroom

7'5" x 6'9"

### Externally

There are well maintained communal gardens, parking and a detached garage.

### Tenure

Leasehold

