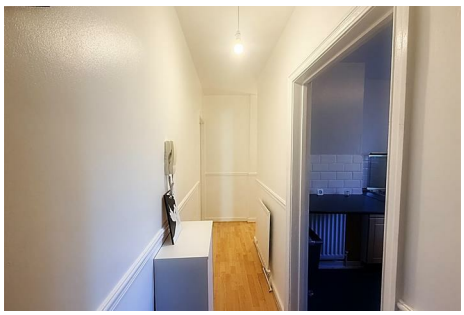
next2buy property retailers make the next step easy









29 Kingsmere Gardens

Walker, Newcastle Upon Tyne, NE6 3NP

TWO BEDROOM FIRST FLOOR FLAT • NO ONWARD CHAIN INVOLVED • COMMUNAL GARDENS

INTERCOM ENTRY SYSTEM • IDEAL STARTER PROPERTY • 125 YEAR LEASE FROM JUNE 1987•

NEWCASTLE CITY CENTRE 3.1 MILES • WELBECK ACADEMY 1.1 MILES • COMMUNAL PARKING •

COUNCIL TAX BAND A • ENERGY RATING C

Offers Over £40,000

2 1 1 C

- Great First Buy
- Two Double Bedrooms
- Secure Intercom Entry System
- Communal Gardens
- Communal Parking
- Newcastle City Centre 3.1 MILES
- Energy Rating C
- Leashold 125 Years from 01.07.1987
- Council Tax Band A

Communal Entrance
Secure Intercom Entry System and stairs to first floor

Hallway
Laminate flooring, radiator, cupboard and access to...

Kitchen
9'9" x 8'4" (2.99 x 2.56)
Fited with range of wall and base units with complimentary worksurfaces, sink, single glazed window, boiler, space for cooker and fridge freezer. Radiator, part tiled walls and tiled floor.

Lounge
13'1" max x 9'6" (4.01 max x 2.91)
Single glazed bay window, feature fireplace with electric fire, coving to celing, dado rail and radiator.

Bedroom 1
12'11" max x 11'1" into robe (3.95 max x 3.40 into robe)
Single glazed window, radiator and sliding door wardrobes. Front Elevation.

Bedroom 2
7'4" x 10'1" (2.24 x 3.08)
Single glazed window, radiator. Rear Elevation

Bathroom
6'4" x 5'1" max (1.95 x 1.55 max)
Single glazed window, tiled walls and floor and radiator. Comprising: WC, wash hand basin and bath with overhead shower.

External
There is communal parking available and communal gardens to rear of property.

Material Information
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE-Good outdoor and in-home
O2- Good outdoor and in-home
Three-Good outdoor and in-home
Vodafone - Good outdoor, variable in-home

If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.

Leasehold
This property is Leasehold 125 years from 1 July 1987. We have been advised that the payments are approximately £278 per month payable to RMG Residential Group and includes the following: -

Monthly Reserve
Monthly Insurance
Maintenance Reserve - Buildings
Monthly Maintenance Reserve
Service Charge-Buildings
Service Charge-Estate
Ser. Chg-Flats 26-30 (Excl 28)

This information must be confirmed via your legal representative







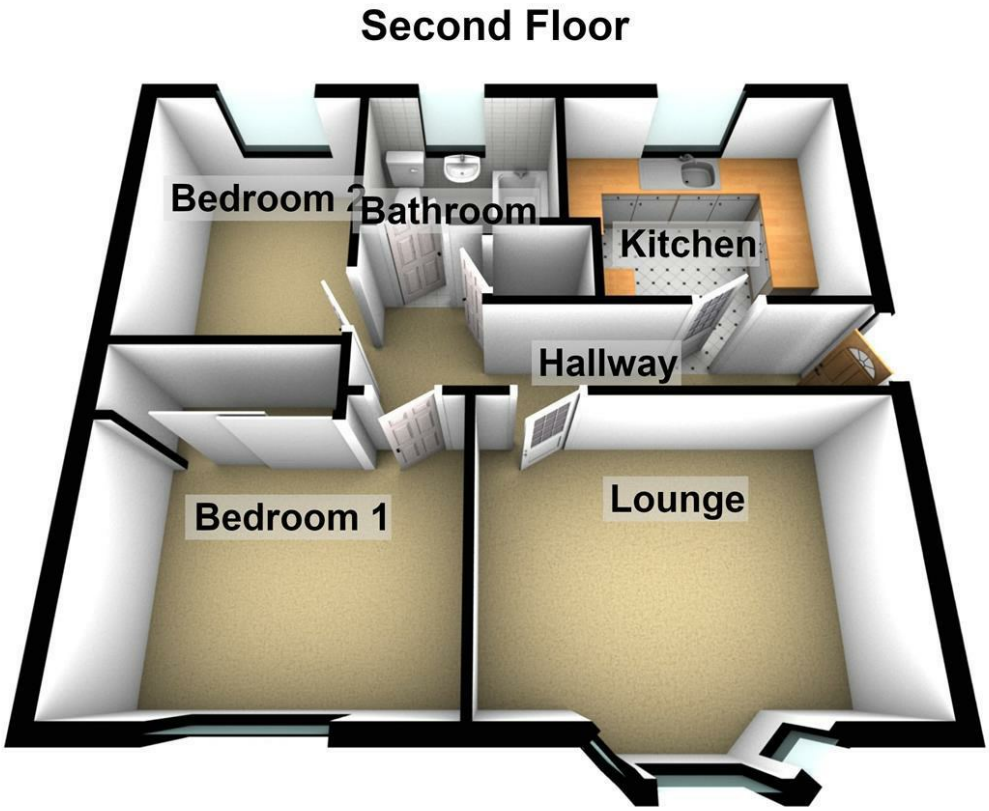




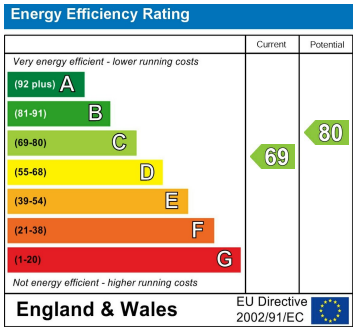




Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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