



White Swan Close | Killingworth | NE12 6UG

£67,000

Presenting an immaculate top floor contemporary apartment beautifully appointed and decorated on White Swan Close. Perfectly positioned for access to all amenities, shops and restaurants in Killingworth. The entrance to the apartment is accessed via a communal entry system with both staircase and lift to the top floor.

Step inside the welcoming entrance hallway which has a useful large cupboard housing a washing machine. This leads to a beautiful open plan lounge which flows seamlessly to the stylish breakfasting kitchen with integral appliances including oven, hob, and fridge freezer. An excellent space to cook, relax and entertain.

The property offers a well-proportioned double bedroom benefitting from fitted wardrobes and a modern stylish en suite bathroom.

Externally there is a designated parking space located close to the communal entrance, providing added convenience. With the benefit of no upper chain, we feel demand will be high so an early inspection is a must to secure. This is a 70% Discount Market Value Property:

The buyer has to fit the eligibility criteria of :

Household income is less than £60,000

Has a local connection to the area - lived in North Tyneside for minimum of 5 years or works or about to take a permanent job in North Tyneside, other special circumstances that must be agreed.

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Superb Top Floor Flat

Extremely Well Appointed & Decorated

Conveniently Located

Allocated Parking Bay

Discounted Market Value

Leasehold

EPC: TBC

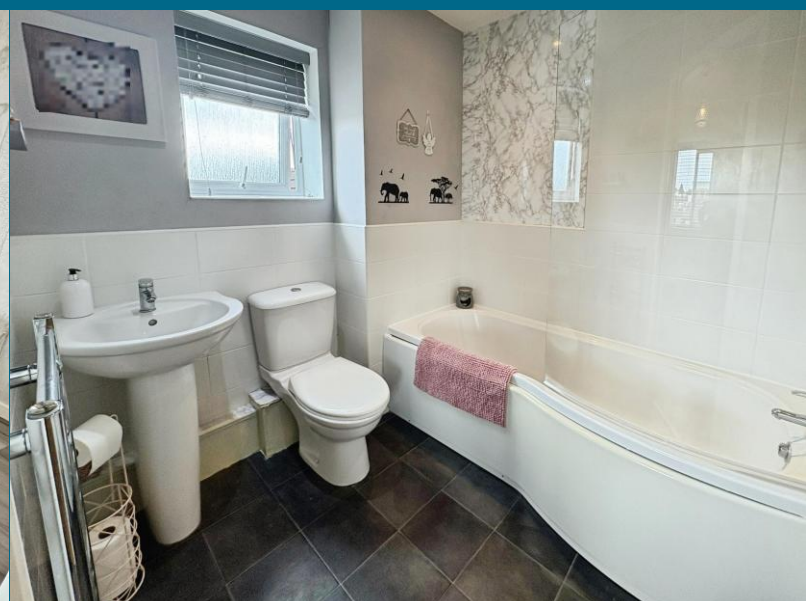
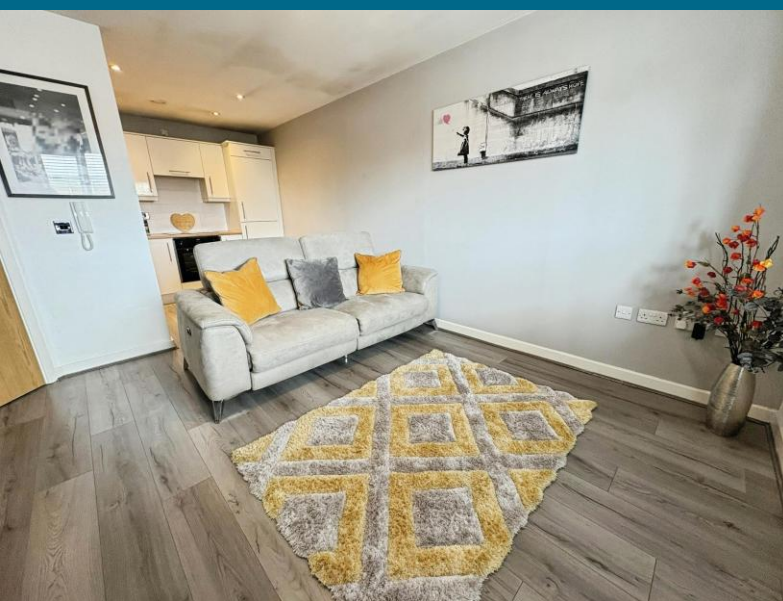
Council Tax Band: A

ENTRANCE HALLWAY: Step through the entrance door to the hallway which features an electric wall heater, and a cupboard housing a hot water tank. The space is plumbed for a washing machine and provides access to the roof space.

OPEN PLAN LOUNGE AND KITCHEN: 22'1 x 10'9, (6.73m x 3.27m). This open plan space is fitted with a range of wall and base units, with a single drainer sink unit, a built-in electric oven and hob with an extractor fan, and an integrated fridge freezer. There are spotlights to the ceiling, and the walls are part tiled, with an electric wall heater.

BEDROOM ONE: 13'7 x 10'1, (4.14m x 3.07m) max. The bedroom features a double-glazed window to the front, an electric storage heater, and benefits from fitted sliding wardrobes with mirrored doors.

EN-SUITE SHOWER ROOM: Comprising of a panelled bath with an electric shower over, a pedestal wash hand basin, a low level wc, and a heated towel rail. The walls are part tiled, with part shower wall, there are spotlights to the ceiling, and a double-glazed frosted window to the side.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: Yes – O2
Parking: Allocated parking bay

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

RESTRICTIONS AND RIGHTS

Listed? No
Conservation Area? No
Restrictions on property? Sold under North Tyneside affordable housing scheme. Sub-letting not permitted.
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS

Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

ACCESSIBILITY

This property has accessibility adaptations:

- Lift access to top floor.

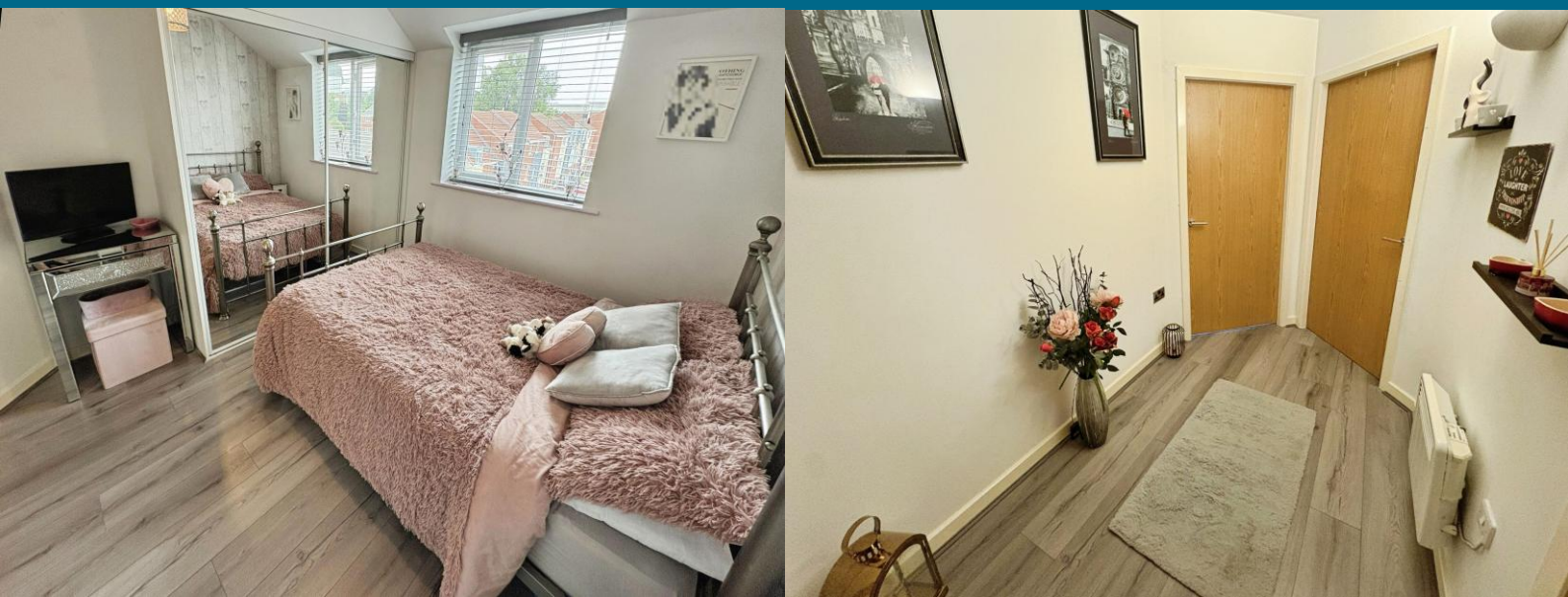
TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 125 years from 01/01/2012
Ground Rent: £139.00 per annum.
Service Charge: £174.62 per month. Next date of review: 01/01/2027
Buildings insurance: £54.62 per month. Next date of review: 01/05/2027

COUNCIL TAX BAND: A

EPC RATING: TBC

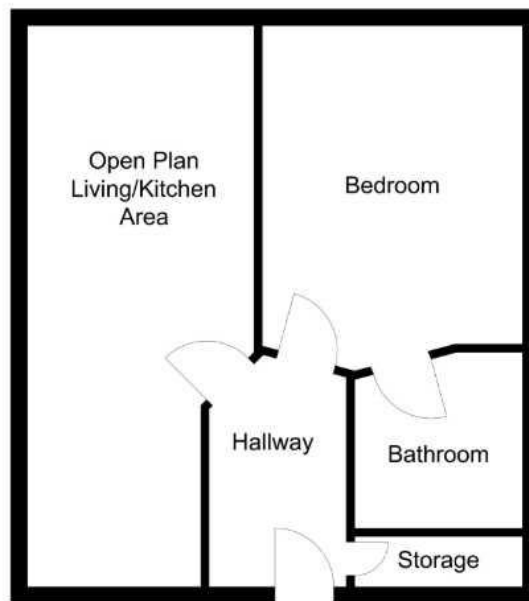
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T: 0191 266 7788

Foresthall@rmsestateagents.co.uk

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We had every attempt to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, rooms and any other areas are approximate and we do not accept any responsibility for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

EPC RATING TBC

Important Note: Rook Matthews Sayer (RMS) 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 part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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