

Accommodation
Ground Floor

Communal Entrance Hall
with entry phone and stairs to the upper
floors

Second Floor

Inner Hallway
wall mounted entry phone, electric
radiator, built in cupboard

Living Room (front) *15' 10" x 11' 9" (4.82m
x 3.58m)*
upvc double glazed window with
southerly aspect, TV point, wall mounted
electric radiator

Kitchen (rear) *9' 6" x 6' 2" (2.89m x 1.88m)*
fitted with wall and floor units
incorporating an electric hob and oven,
stainless steel single drainer sink unit,
plumbed for an automatic washing
machine, ceramic tiling above worktops,
upvc double glazed window, electric
radiator

Bedroom One (front) *10' 9" x 10' 2" (3.27m x 3.10m)*
wall mounted electric radiator, upvc
double glazed window

Bedroom Two (rear) *10' 8" x 7' 1" (3.25m x 2.16m)*
upvc double glazed window, wall mounted
electric radiator, built in cupboard housing
the hot water cylinder

Bathroom/w.c.
fitted with a three piece white suite of a
panelled bath with shower over, pedestal
wash hand basin and low level w.c.,
chrome heated towel rail, extractor fan,
upvc double glazed window

External
there is an allocated car parking space in a
courtyard to the rear and communal
grounds surrounding the property

Tenure
leasehold - we are advised 134 years
remain from the original lease term of 155
years in 2005. The ground rent is £180.00
per annum with a monthly service charge
of £106.50. 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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Second Floor Flat

Two Bedrooms

Popular Residential Location

New Carpets Throughout

No Upper Chain

EPC Rating - C



Available with no upper chain this second floor apartment is situated within a favoured development in the centre of Killingworth close to all local shopping and public transport facilities . The accommodation briefly comprises a communal entrance hall with entryphone and stairs to the upper floors, an inner hallway, good sized living room, fitted kitchen, two bedrooms and bathroom/w.c. with a shower. There are communal grounds externally together with an allocated parking bay. The property has electric heating, upvc double glazing and new fitted carpets. It offers an excellent first buy and also should appeal to those seeking an investment opportunity.

