

Accommodation

Entrance Hall

Living Room (Front) 14' 4" x 10' 8" (4.37m x 3.25m)

Wood effect laminate flooring, central heating radiator, TV point, upvc double glazed window.

Kitchen (Rear) 8' 9" x 7' 4" (2.66m x 2.23m)

Fitted with wall, floor and drawer units, stainless steel single drainer sink unit, integrated electric hob and oven with extractor fan over, plumbing for automatic washing machine, ceramic tiling above worktops, tiled floor, upvc double glazed window.

Bedroom 1 (Front) 10' 4" x 9' 9" (3.15m x 2.97m)

Wood effect laminate flooring, built in mirror fronted wardrobes, central heated radiator, upvc double glazed window.

Bedroom 2 (Rear) 8' 8" x 6' 0" (2.64m x 1.83m)

Upvc double glazed window, central heated radiator.

Shower Room/WC

Fitted with a suite comprising a corner shower enclosure, wash hand basin and wc, ceramic tiling to walls, wood effect laminate flooring, upvc double glazed window.

External

Garden to the front with open aspect over a grassed area. Garage space located in the courtyard to the rear.

Tenure

Leasehold. We are advised the original lease term was 99 years from 1972. Ground Rent is £20.00 pa.

Council Tax

A

LJ Lucas James

Estate Agents Surveyors Lettings



Newbury  
Killingworth, NE12 6PW

PRICE: £67,500

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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TRADE STANDARDS UK

PrimeLocation

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Cash Buyers Only

Ground Floor Flat

Two Bedrooms

Short Leasehold

No Upper Chain

EPC Rating - C



This ground floor flat is available with no upper chain and will be of interest to cash buyers only as it does have a short lease with approximately 45 years remaining. The property is situated on the popular Highfields Estate within easy access of an extensive range of local amenities within Killingworth itself. The accommodation briefly comprises an entrance hall, living room with a fitted kitchen off, two bedrooms and shower room/wc. There is a garden to the front with open aspect over a grassed area and a garage space is located in the courtyard to the rear. The property has gas fired radiator central heating and upvc double glazing and whilst some updating works are required it has been well maintained and offers a good investment opportunity.

