



 Jan Forster

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Lydford Court | Kingston Park | Newcastle Upon Tyne | NE3 2RB

Price £59,950



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- Ground Floor Flat
- Studio Living
- Off-Street Parking
- Local Facilities
- Investment Opportunity
- Well-Presented
- No Upper Chain
- Great Location
- Transport Links
- Council Tax Band: A





Jan Forster Estates offer to the sale market this well-presented ground floor studio flat, ideally located within Lydford Court in the ever-popular Kingston Park area. The property will appeal to a range of buyers, including single-occupancy first-time purchasers as well as investors alike.

This charming flat occupies an enviable position close to a wide range of local amenities, including highly regarded schools, local shops, and a nearby retail park. Attractive green spaces can also be found in the surrounding area. Excellent transport links further enhance the location, with easy access to the metro line and regular bus services connecting to Gosforth, Newcastle city centre, and the coast, while the nearby A1 motorway ensures convenient commuting across the region.

The accommodation, which is offered for sale with the benefit of no upper chain, briefly comprises: entrance to the main building, a bright living area with a built-in Murphy bed that folds neatly away during the day to maximise floor space and a well-appointed kitchen with both top and floor units. There is also a dressing area with a handy cupboard for storage, and a shower room WC. Externally, the property benefits from a convenient off-street parking to the front of the building.

Viewings are highly recommended. To book yours or for more information, please call our Gosforth sales team on 0191 236 2070.

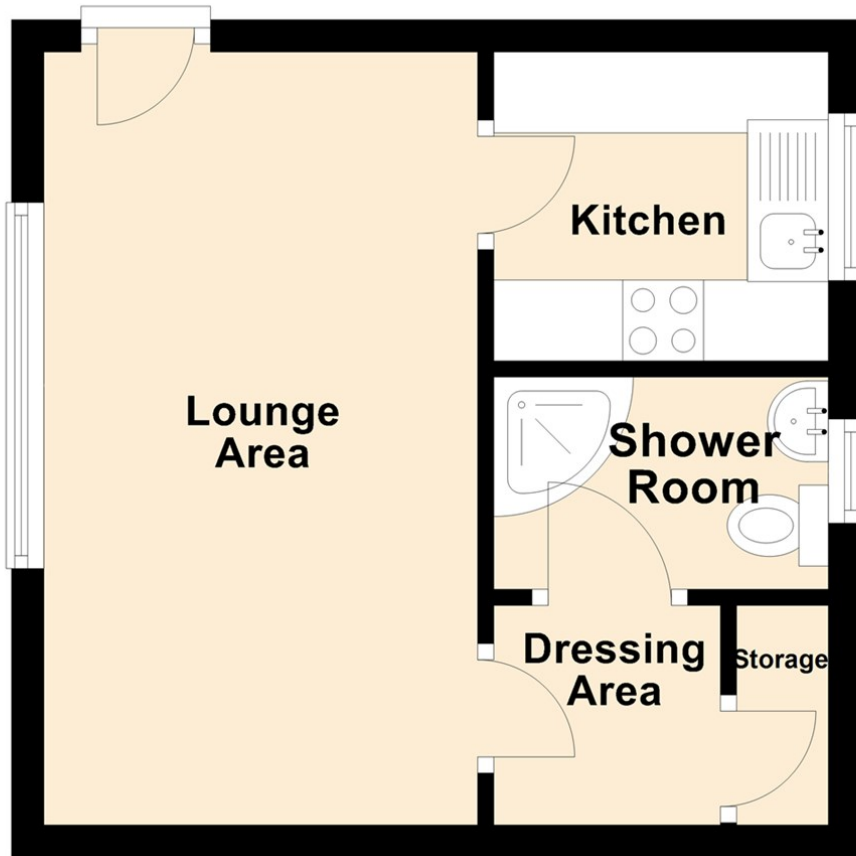
Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licensed legal representative

Council Tax Band: A



Ground Floor



Living Area 14'2" x 8'9" (4.32 x 2.68)

Kitchen 6'8" x 6'7" (2.05 x 2.01)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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