

Accommodation

Ground Floor

Communal Entrance Hall

with entryphone and staircase to the upper floors

Second Floor

Inner Hallway

wall mounted entry phone, built in storage cupboard, electric radiator

Living Room (rear) 15' 0" x 11' 10" (4.57m x 3.60m)

enjoying southerly aspect, electric radiator, upvc double glazed window, TV point

Kitchen (front) 9' 10" x 6' 3" (2.99m x 1.90m)

well fitted with wall and floor units incorporating a built in electric oven and hob with extractor fan, stainless steel single drainer sink unit, free standing washing machine and fridge freezer, ceramic tiling above worktops, electric radiator, upvc double glazed window

Bedroom One (rear) 11' 0" x 10' 11" (3.35m x 3.32m)

upvc double glazed window with southerly aspect, electric radiator

Bedroom Two (front) 10' 0" x 7' 2" (3.05m x 2.18m)

upvc double glazed window, electric radiator, built in cupboard housing the hot water tank

Shower Room/w.c.

newly fitted with a suite comprising a glazed double shower enclosure with chrome rainfall shower, pedestal wash hand basin, low level w.c., extractor fan, shaver point, electric radiator, upvc double glazed window

External

communal grounds and a single allocated car parking space

Tenure

leasehold and subject to a service charge. We are advised 134 years remain on the current lease and the ground rent is £180 PA. Service charge is £106.50 per month.

EPC Rating

C

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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Regency Apartments
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PRICE: £95,000



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Superb Second Floor Apartment

Two Bedrooms

Spacious Living Room

Well Shower Room/w.c.

EPC Rating - C

No Upper Chain



***** INTERNAL INSPECTION IS UNRESERVEDLY RECOMMENDED OF THIS IMMACULATE SECOND FLOOR APARTMENT***** situated within this popular development in the heart of Killingworth. The Killingworth Centre including an extensive range of shops and bus station are within walking distance and there are excellent public transport and road links to nearby centres. The accommodation briefly comprises:- communal entrance hall with entry phone and stairs to the upper floors, inner hallway, spacious living room with aspect to the south, well fitted kitchen, two bedrooms and newly fitted shower room/w.c. Externally there are communal grounds and an allocated car parking space. The property has electric heating and offers a particularly high standard of decoration and fittings throughout. An excellent opportunity for a wide range of prospective buyers being absolutely ready to occupy and with no upper chain.

