

Accommodation

Entrance Hall

Living Room/Dining Room 21' 0" x 13' 0" (6.40m x 3.96m) max

TV point, telephone point, upvc double glazed french door style windows overlooking and providing access to communal gardens, open to:

Kitchen 9' 8" x 7' 8" (2.94m x 2.34m)

Well fitted with a good range of wall, floor and drawer units incorporating an integrated electric hob with stainless steel extractor hood, electric oven, stainless steel single drainer sink unit, ceramic tiling above worktops, extractor fan.

Bedroom 1 13' 7" x 13' 5" (4.14m x 4.09m) max

Upvc double glazed window, door to the wet room

Bedroom 2 9' 10" x 6' 9" (2.99m x 2.06m)

TV Point, upvc double glazed window.

Wet Room

Fitted with a suite comprising a low level wc, mains fed shower and wall mounted wash hand basin. Ceramic tiling around the suite, extractor fan.

External

Communal Gardens and grounds are attractive and well landscaped and there is on site residents car parking.

Tenure

Leasehold and subject to the following rent/charges which we advise are confirmed with your legal adviser prior to proceeding with a purchase. We are advised the following costs currently apply: Rent £251.43 - monthly Service Charge - £402.55- Monthly Support Charge - £29.18 - Monthly Utility Charge - £0.46 - Monthly We are also advised there is a care Support Charge of £25.00 per week paid directly to North Tyneside Council.

Council Tax

A

LJ Lucas James

Estate Agents Surveyors Lettings



Rowan Croft
Killingworth, NE12 6HT

PRICE: £60,000

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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Splendid Ground Floor Apartment

50% Shared Ownership

Over 55's Only

Two Bedroom

Excellent Order Throughout

EPC - C



To be sold on a shared ownership basis and available to those over 55 years old, a 50% share of this well proportioned 2 bedroomed ground floor flat can be purchased. Rowan Croft is a purpose built development of 45 self contained flats providing safe independent living with excellent amenities together with on site care and support. The property itself briefly comprises a large communal hall, with secure entry door system, a spacious entrance hall, living/dining room with a well fitted kitchen off, two bedrooms and a large shower/wet room. There is electric underfloor heating, upvc double glazing and the property offers a good standard of decoration and fittings generally throughout. Externally there are attractive communal gardens and on-site resident car parking.

