

Accommodation

Entrance Hall

Living Room (rear) 14' 3" x 10' 9" (4.34m x 3.27m)
upvc double glazed window, TV point, double central heating radiator, wood panelling to one wall

Kitchen (rear) 8' 9" x 7' 10" (2.66m x 2.39m)
fitted with a range of wall and floor units, gas and electric cooker points, stainless steel single drainer sink unit, 1/2 height ceramic tiling to walls, plumbed for an automatic washing machine, wall mounted gas central heating boiler

Bedroom One (front) 12' 10" x 9' 9" (3.91m x 2.97m)
wood effect laminate flooring, upvc double glazed window, central heating radiator

Bedroom Two (front) 7' 9" x 6' 5" (2.36m x 1.95m)
central heating radiator, upvc double glazed window

Bathroom/w.c.

fitted with a three piece white suite comprising a shaped panelled bath, low level w.c. and pedestal wash hand basin, ceramic tiling to walls, central heating radiator, upvc double glazed window

External

access to the front and side leading to the rear garden

Tenure

leasehold - we understand there to be a 999 year lease from 1972 with a current ground rent of £20 per annum. This detail should be confirmed with your legal advisor prior to proceeding with the purchase.

Council Tax

Band A

LJ Lucas James

Estate Agents Surveyors Lettings



Cannock

Newcastle Upon Tyne, NE12 6QZ

OIEO £95,000

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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Zoopla



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Ground Floor Flat

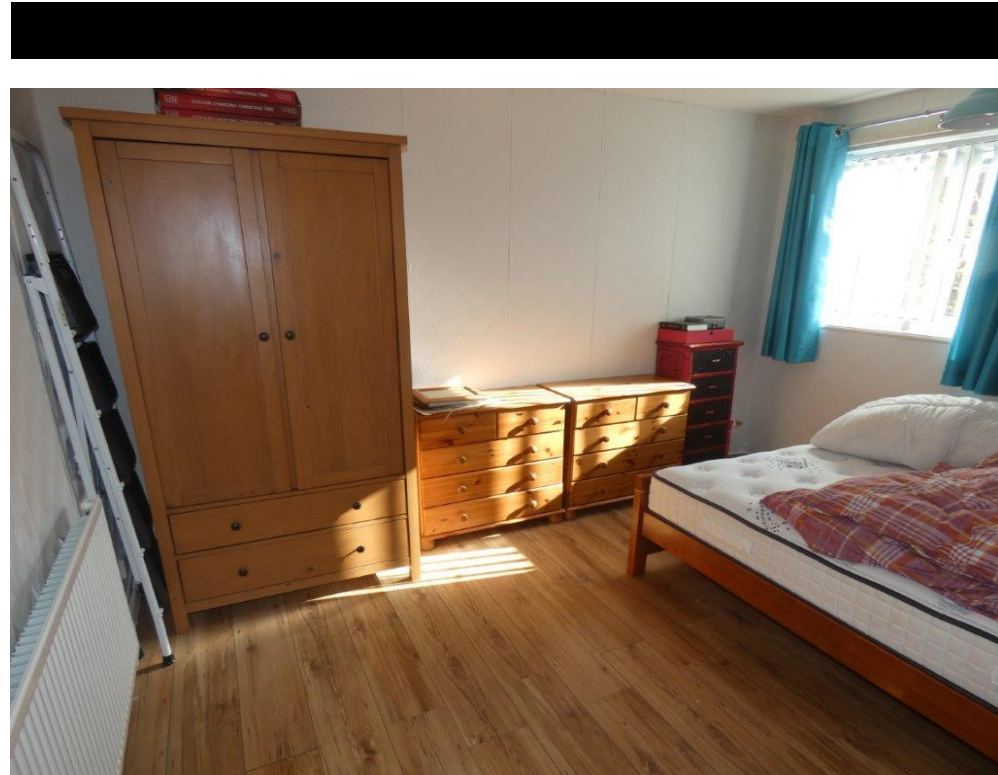
Two Bedrooms

Single Car Garage

Gas Fired Radiator Central Heating

EPC Rating - To Be Confirmed

No Upper Chain



We are pleased to offer for sale this ground floor flat occupying a pleasant position on this popular residential estate close to the Killingworth Centre and an extensive range of local amenities. The property is available with no upper chain and briefly comprises an entrance hall, good sized living room, a fitted kitchen and combined bathroom/w.c. Externally the property has a garden to the rear and a single car garage is located in an adjacent block. There is gas fired radiator central heating, upvc double glazing and we understand the property benefits from a 999 year lease from 1972 with the current ground rent being £20 per annum.

