



Regency Apartments | Killingworth | NE12 6DL

£87,500

Presenting a modern first floor apartment superbly positioned on Regency Apartments in the heart of Killingworth. Offering convenient easy access to the White Swan shopping centre with its array of shops and amenities, regular bus services to Newcastle City Centre and surrounding coastal routes, plus A19 road links. A fantastic opportunity as a first time purchase or those looking to downsize. Briefly comprising: Communal entrance, staircase to first floor, spacious entrance hallway leading to a good sized bright and airy lounge, modern kitchen with built in oven and hob and space for further appliances, Two bedrooms and a modern bathroom with shower over bath allowing for both preferences. Externally you will find an allocated parking bay for comfortable parking and with the added benefit of No Upper Chain we strongly advise an early inspection to secure.

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First Floor Apartment

Well Presented & Decorated

Conveniently Located

Two Bedrooms

Superb Amenities Close By

No Onward Chain

Allocated Parking Bay

Internal Inspection A Must

COMMUNAL ENTRANCE DOOR

Staircase to first floor.

Door to good sized entrance hall giving access to all accommodation. Built in storage cupboard and wall mounted electric heater.

LOUNGE: (rear): 14'9" x 11'8", (4.50m x 3.569m), A generous spacious lounge, feature fireplace with wood surround, tiled inset and hearth and electric fire. Wall mounted electric heater and double glazed window to the rear.

KITCHEN: (rear): 9'8" x 6'2", (2.95m x 1.88m), Stylish kitchen with double glazed window to the front incorporating a good range of base, wall and drawer units, single drainer sink unit, integrated electric oven, hob, cooker hood. Space for fridge freezer and plumbed for washing machine. Part tiled walls and wall mounted electric heater.

FAMILY BATHROOM:

Comprising: white suite with panelled bath and electric shower over. Pedestal wash hand basin and low level w.c. Part tiled walls, extractor fan, heater towel rail and double glazed window to front.

BEDROOM ONE: (rear): 10'8" x 10'1" (3.25m x 3.07m),

Wall mounted electric heater, double glazed window to rear.

BEDROOM TWO: (front): 10'2" x 7'2" (3.10m x 2.18m)

Wall mounted electric heater, double glazed window to front. Build in cupboard housing hot water tank.

EXTERNALLY:

A convenient allocated parking bay to front of property.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: No Known
Mobile Signal Coverage Blackspot: Not Known
Parking: Allocated Bay

'All services/appliances have not and will not be tested'

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

RISKS

Flooding in last 5 years: Not Known
Risk of Flooding: Not Known
Any flood defences at the property: Not Known

Known safety risks at property (asbestos etc...):
Not Known

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Not Known
Outstanding building works at the property: Not Known

ACCESSIBILITY

This property has No accessibility adaptations:

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

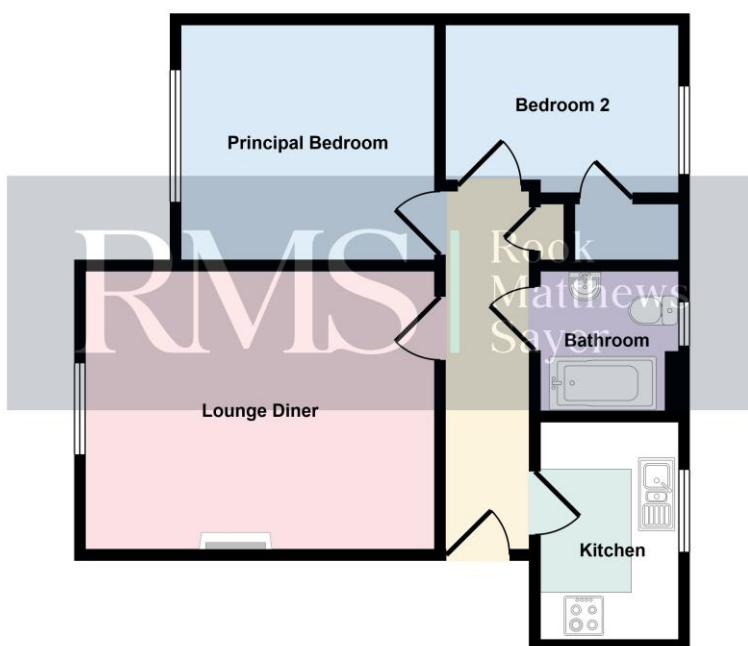
Length of Lease: 155 years as from 2nd January 2005.

Ground Rent: Un Known
Service Charge: Un Known

COUNCIL TAX BAND: A

EPC RATING: B

FH00009300/GO/GO/07.11.02.26/V2



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) 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 part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.