



Hadrian Court | Killingworth | NE12 6DD

£70,000

Offered to the market with No Onward Chain we welcome for sale this superb refurbished apartment on Hadrian Court in Killingworth.

The entrance to the apartment is within a communal hall with a secure door entry system and is accessed via a lift or staircase. Stepping inside there is a generous hallway leading to a spacious lounge with breakfast bar to the bay window providing great views of the town. The kitchen has been refitted with stylish wall and base units and integral appliances. The two good sized bedrooms offer ample space for relaxing and a modern refurbished family bathroom completes the accommodation. Benefitting from allocated parking, UPVC double glazing and upgraded electric convactor heating. The property would make an ideal first time buy, conveniently located close to all local amenities including The White Swan Shopping Centre and excellent road and transport links. Early inspection highly recommended.

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Refurbished Apartment

No Onward Chain

Lovely Lounge with Bay Window

Refitted Kitchen & Bathroom

Allocated Parking Bay

Leasehold

EPC: F

Council Tax: A

ENTRANCE HALLWAY: Enter via the entrance hallway which features an electric heater.

LOUNGE: 19'4 x 9'0, (5.89m x 2.74m). The living room features a stylish media wall and ceiling spotlights, creating a contemporary finish. A bay window to the front allows plenty of natural light into the space and featuring a breakfast bar, while an electric wall heater provides warmth.

KITCHEN: 8'7 x 9'9, (2.61m x 2.97m). The kitchen is fitted with a range of wall and base units, a 1½ bowl sink, a built-in electric oven, induction hob, and extractor hood. There is space for a washing machine and fridge freezer, along with a double-glazed window to the front.

BEDROOM ONE: 11'7 x 9'1, (3.53m x 2.92m). The principal bedroom features a double-glazed window to the front and an electric wall heater.

BEDROOM TWO: 7'7 x 11'7, (2.31m x 3.53m). The second bedroom features a built-in cupboard with shelving and an electric panelled heater and double-glazed window to the front

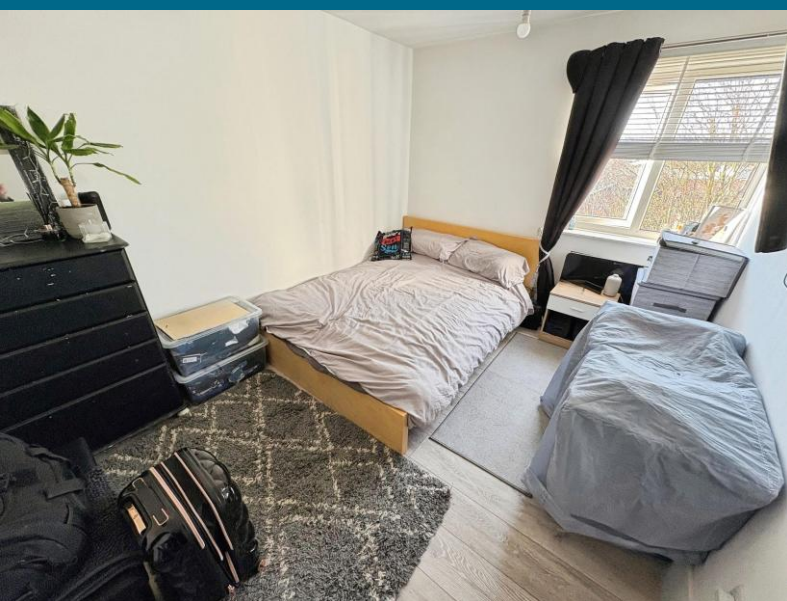
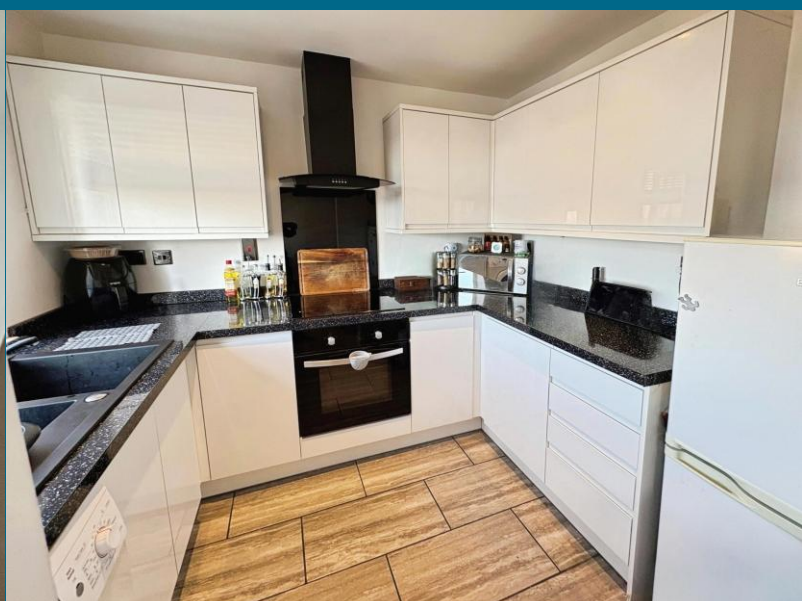
FAMILY BATHROOM: The bathroom features a panelled bath with an overhead shower, a pedestal wash hand basin, and a low-level WC. The walls are panelled and the floor is tiled. Additional benefits include a built-in cupboard and a double-glazed window to the front.

EXTERNALLY: Off-street parking is provided via convenient communal parking.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Communal parking

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.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has accessibility adaptations:

- Lift access

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: 125 years from 06/04/1992

Service Charge: £185.25 per month

Ground Rent: £10 per annum

COUNCIL TAX BAND: A

EPC RATING: F

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	33 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 relation to this property.



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.