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Kingsmere Gardens, Walker, Newcastle upon Tyne

£ 40,000

****An amazing opportunity for first time buyers to purchase a beautiful 2 bedroom upper flat situated on Kingsmere Gardens in Walker.****

The property offers a lovely spacious living area with a large bay window, electric fire and surround. A modern kitchen which offers lot of storage space and where the boiler is situated.

Situated at the front of the property you have the master bedroom with fitted wardrobes and a smaller second bedroom to the rear.

The bathroom provides an area to relax your troubles away in the bath; or if you prefer a shower there is also an overhead electric shower as well as a low-level WC and vanity unit.

There is a monthly service charge for this property. Please see brouchure for full details.

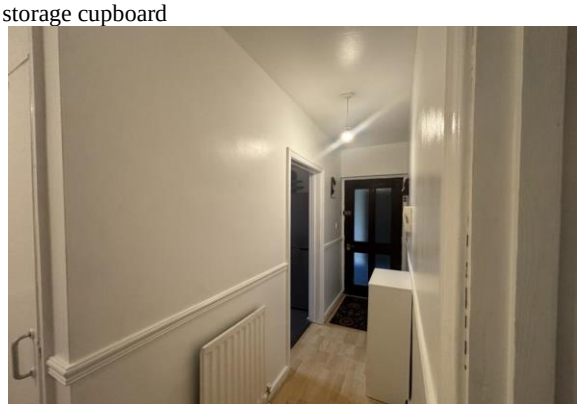
Newcastle City Centre ... 4.0 Mile,
Whitley Bay ... 8.9 Mile,
Benfield School ... 1.8 Mile,
Welbeck Academy ... 1.2 Mile,
RVI Hospital …4.7 Mile, ,

Council Tax Band - A,
EPC Rating - C - Full details upon request.

Kingsmere Gardens, Walker, Newcastle upon Tyne

RECEPTION HALLWAY

The entrance hallway is light and modern with access to all the rooms and a large storage cupboard



LOUNGE

A lovely spacious living area with a large bay window, electric fire with surround, carpeted flooring, radiator, tv and socket points.



KITCHEN

The kitchen is to the rear of the property has ample built in cupboard space, partially tiled walls, fitted sink with mixer tap and where the boiler is located.



MASTER BEDROOM

The master bedroom has carpeted flooring, fitted wardrobes, radiators and socket points.



BEDROOM 2

The second bedroom has carpeted flooring, radiators and socket points.



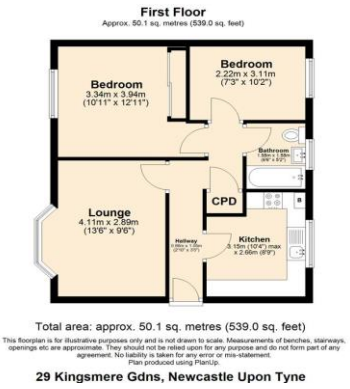
BATHROOM

The bathroom is fully tiled with a bath and over head electric shower, shower screen, a low - level wc, had basin with storage unit and radiator.



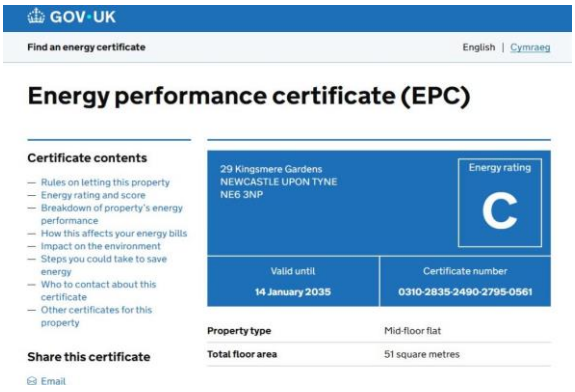
FLOORPLAN

Floor plan for the property



EPC

EPC Rating - C, full report on request


GOV.UK

Find an energy certificate

English | Cymraeg

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

Email

29 Kingsmere Gardens
NEWCASTLE UPON TYNE
NE6 3NP

Energy rating
C

Valid until	Certificate number
14 January 2035	0310-2835-2490-2795-0561

Property type	Mid-floor flat
Total floor area	51 square metres

Tenure

David Robson and Associates have been advised by the vendor that the property is Leasehold, although we have not seen any legal written confirmation to be able to confirm this. Please contact the branch if you have any queries in relation to the tenure before proceeding to purchase the property.

AGENTS COMMENTS

The above details are believed to be correct but no warranty or representation is given or made as to their accuracy and they shall not form any part of any contract. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. We recommend purchasers arrange for a qualified person to check all appliances/services/systems before legal commitment. All measurements have been taken as a guide to prospective buyers only, accuracy cannot be guaranteed. Prospective purchasers are advised to check their accuracy as no liability or responsibility can be accepted by either this company or any member of staff in providing this information.

Miscellaneous

There is a monthly service charge of - £260.00

This includes the below:

Monthly Insurance in Advance
Service Charge - Estate
Maintenance Reserve - Buildings
Service Charge - Buildings

This is payable to R&G Living