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## Kingsmere Gardens, Walker, Newcastle upon Tyne

**£ 41,950**

\*\*\*\*Great for first time buyers looking to get a foot on the property ladder and ready to move into\*\*\*\*

An amazing opportunity to purchase a beautiful 1 bedroom upper flat situated on Kingsmere Gardens.

The property offers a lovely spacious living area. A gally style kitchen to the rear includes a lot of storage space.

Situated at the rear of the property you have the master bedroom.

The bathroom provides an area to relax all your troubles away in the bath; or if you prefer a shower there is also an overhead shower. As well as a low-level wc.

Also there is a large cupboard space situated in the hallway.

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 - D - Full details upon request.

Kingsmere Gardens, Walker, Newcastle upon Tyne

**ENTRANCE HALL**

The entrance hallway has carpeted flooring, radiator, socket points and a large storage cupboard.



**LOUNGE**

Large lounge located to the front of the property, with gas fire and surround, storage cupboard, radiator, tv point and socket points.



**KITCHEN**

Gally style kitchen with fitted wall and base units, built in oven and hob and extractor fan, intergrated fridge and freezer, plumbed for washer, inset sink and mixer tap and radiator.  
This is also where the combi boiler is situated.



**REAR VIEW**

Rear view of property



## MASTER BEDROOM

The master bedroom is to the rear of the property over looking the park, it has carpeted flooring, socket points and radiator.



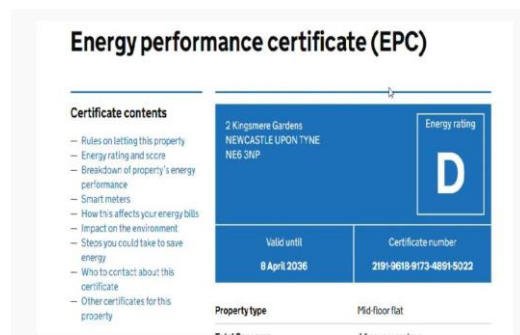
## BATHROOM

The bathroom has fully tiled walls, over head electric shower, towel rail radiator, pedestal hand basin, bath and low level wc



## EPC

EPC Rating is a D, full report on request



## Tenure

David Robson and Associates have been advised by the vendor that this property is Leasehold with approx 86 years left.

## 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 approx £171.92

This includes the below:

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

This is payable to R&G Living