David Robson & Associates Ltd
109 Scrogg Road
Walker
Newcastle upon Tyne
NE6 4HA

T. 0191 276 1995
F. 0191 240 6868
E. davidrobson_propertymanagement@hotmail.co.uk
www.drapropertyservices.co.uk



Kingsmere Gardens, Walker, Newcastle upon Tyne

£ 56,950

* First Floor Flat * One Bedroom *

* Internal Passthrough Window with Wooden Breakfast Bar *

* All Furniture Included *

* Boarded Loft Withh Pull Down Stairs *

* Council Tax Band A * Energy Rating *

Approx
Newcastle City Centre ... 4 Mile
Whitley Bay ... 8.6 Mile
Walker Riverside Academy ... 1.3 Mile
Walkergate Community School ... 1.3 Mile
RVI Hospital … 4.5 Mile

Kingsmere Gardens, Walker, Newcastle upon Tyne

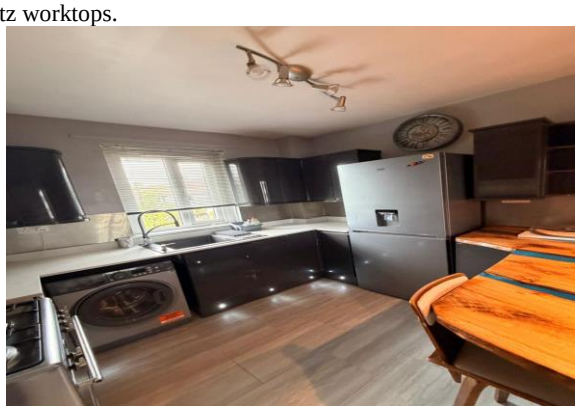
LOUNGE

Lounge area with built in media wall. There is also an internal pass through to the kitchen with a wooden breakfast bar area.



KITCHEN

Brand new kitchen, complete with all goods. Dark grey high gloss units with quartz worktops.



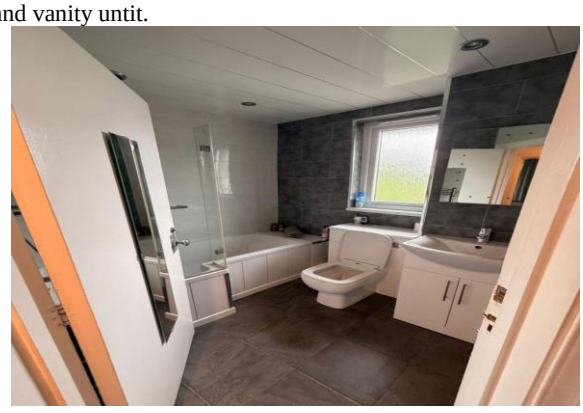
MASTER BEDROOM

Master bedroom with access to the loft via pull down ladders.



BATHROOM

P-shaped bath with overhead shower and glass shower screen. there is also a wc and vanity untit.



EPC

EPC - C



Tenure

We believe the property to be 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 RMG Living