

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



89 Kingsmere Gardens, Walker, Newcastle upon Tyne
£ 75,500

An amazing opportunity to purchase a stunning 3 bedroom lower flat situated on Kingsmere Gardens, Walker.

The property offers a lovely living area. Great for first time buyers looking to get a foot on the property ladder and ready to move into. The focal point of the living area is the electric fire and surround. A spacious modern kitchen to the rear includes a lot of storage space with beautiful large rear yard. Situated at the rear of the property you have the master bedroom. There is also another bedroom off the sitting room and a third bedroom to the front of the property.

The spacious bathroom provides an area to relax all your troubles away in a large stand alone shower unit as well as a low-level toilet and hand basin.

Approx -

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.

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LOUNGE

The lounge is to the front of the property, with modern decoration, laminate flooring and electric fire with surround.



KITCHEN

The kitchen is to the rear and has plenty of storage space. There is a built in oven and hob. Access to rear yard via a upvc door.



REAR VIEW

The rear yard is all paved with access to main street.



MASTER BEDROOM

The master bedroom is to the rear with built in wardrobes and drawers.



BEDROOM 2

The second bedroom is also to the rear of the property and is accessed from the living room.



BEDROOM 3

The third bedroom is to the front of the property.



BATHROOM

A spacious bathroom area which is fully clad, there is a stand alone shower cubicle, low-level toilet, basin and towel radiator.



FLOORPLAN

Floor plan



Total area: approx. 61.9 sq. metres (666.2 sq. feet)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements of benches, stairways, openings etc are approximate. They should not be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error or mis-statement. Plan produced using Plot2Go.

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EPC

EPC Rating C - Full report on request

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
- Changes you could make
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

Email

89, Kingsmere Gardens NEWCASTLE UPON TYNE NE6 3NU		Energy rating C
Valid until 23 October 2029	Certificate number 9564-2874-7104-9321-7761	

Property type	Ground-floor flat
Total floor area	50 square metres

Tenure

David Robson and Associates have been advised by the vendor that this 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.

Miscellaneous

This property does come with a Ground rent and management fee of approx £110 per year.

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.