

David Robson & Associates Ltd

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86 Kingsmere Gardens, Walker, Newcastle upon Tyne

£ 80,000

An amazing opportunity to purchase a stunning 3 bedroom fully furnished, ground floor flat situated on Kingsmere Gardens, Walker. A sought after private estate.

This well presented property, has a bright living area, rear courtyard and front garden. Perfect for buyers looking to get a foot on the property ladder and ready to move into.

A feature electric fire and surround is the focal point of the living area. The fitted kitchen includes a wide range of modern appliances, also it overlooks the rear courtyard.

At the rear of the property, the master bedroom includes double wardrobe, set of drawers and bedside cabinets.

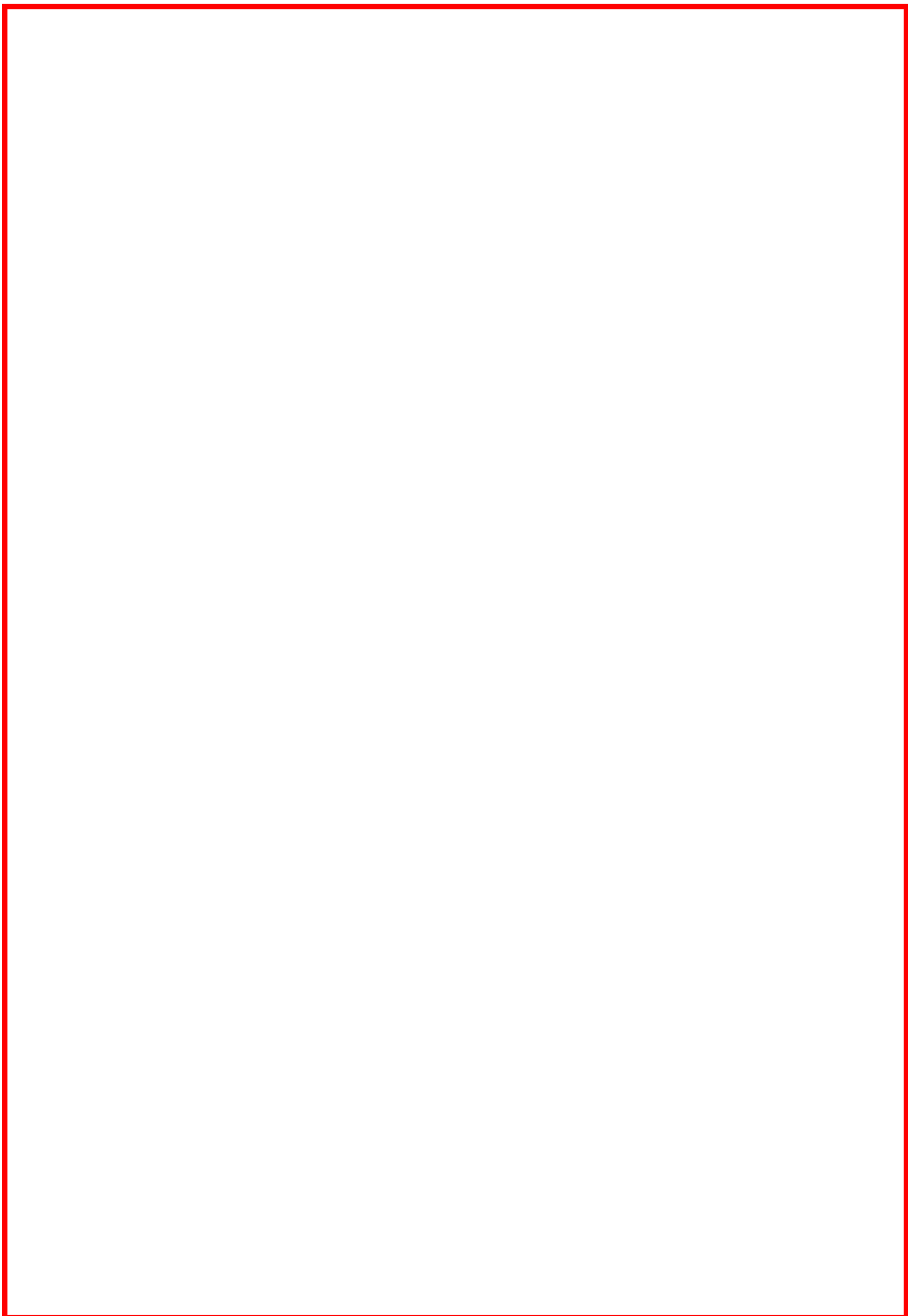
Located to the front of the property are the second and third bedrooms, overlooking the enclosed front garden. The tiled bathroom allows relaxation in a fitted bath with an overhead electric shower, also a matching WC and hand basin.

Property is alarmed and sellers have no chain.

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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LIVING ROOM

Spacious lounge overlooking the front garden, there is a feature fire place, laminate flooring throughout, radiator, tv & sockets points. A range of furniture included such a reclining sofas, dining table and storage units.



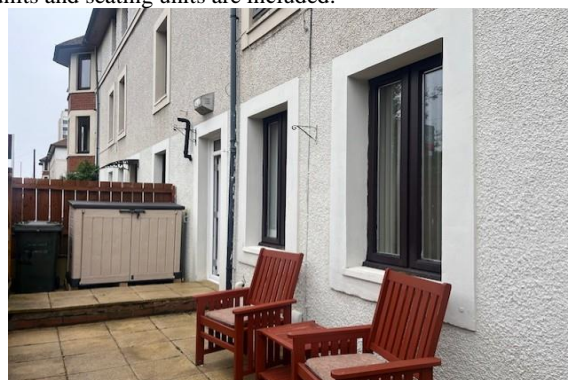
KITCHEN

The kitchen to the rear has ample built in storage space. There is a fitted electric oven with a gas hob and overhead extractor. Some of the assorted appliances include a washing machine, fridge freezer, microwave and a coffee machine. You can gain access to the rear courtyard via a upvc door.



REAR VIEW

The private rear courtyard is fully paved with access to main street. Two storage units and seating units are included.



MASTER BEDROOM

The master bedroom to the rear includes a double bed, with double wardrobes and drawers. Also included are bedside cabinets, radiator and socket points.



BEDROOM 2

The second bedroom is to the front of the property and can be accessed via the living room. It includes a day bed which can convert into a double bed; there is also a bedside cabinet, radiator and socket points.



BEDROOM 3

The third bedroom is also to the front of the property, it includes a single bed with matching wardrobe, also a radiator and socket points.



OUTSIDE

The front is fully fenced and surrounded by mature plants. The paving area with included seating units are perfect to kick back, relax and enjoy the suntrap.



BATHROOM

A spacious bathroom which is fully tiled, consists of a panel bath with over-head electric shower. Also a low-level toilet, hand basin and radiator.
Included is the wall mounted cabinet.



FLOORPLAN

Floor plan for the property



EPC

EPC Rating - C Full report on request

Energy performance certificate (EPC)

Certificate contents	
<ul style="list-style-type: none"> - 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 	<div style="border: 1px solid black; padding: 5px;"> <p>86, Kingsmere Gardens NEWCASTLE UPON TYNE NE6 3NU</p> <p style="text-align: right;">Energy rating</p> <div style="text-align: center; font-size: 2em; font-weight: bold; border: 1px solid black; padding: 5px; width: 40px; margin: 0 auto;">C</div> </div>
Valid until	Certificate number
14 September 2025	8306-5853-3829-1697-5153
Property type	Ground-floor flat

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

There is a monthly service charge of - £110.91

This includes the below:

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

This is payable to R&G Living

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.