

David Robson & Associates Ltd

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## **Kingsmere Gardens, Walker, Newcastle upon Tyne**

**£ 54,950**

\*\*\*\*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 there is a smaller second bedroom to the rear.

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 electric shower as well as a low-level toilet and vanity unit.

There is a monthly service charge for this property.

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 and consitis of a bath with an over head electric shower and 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

29 Kingsmere Gardens  
NEWCASTLE UPON TYNE  
NE5 3NP

Energy rating  
C

Valid until  
14 January 2035

Certificate number  
0310-2835-2490-2795-0561

Property type  
Mid-floor flat

Total floor area  
51 square metres

Share this certificate

Email

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 - £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