

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
£ 39,950

* First Floor Flat * One Bedroom *

* Ideal for First Time Buyers *

* Fully Double Gazed * Gas Central Heating *

* Private Estate With Grounds Rent Payable Per Month *

* Council Tax Band **A** * Energy Rating **C** *

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

Kingsmere Gardens, Walker, Newcastle upon Tyne

ENTRANCE HALL

Entrance hall to all rooms.



LOUNGE

Lounge with large storage cupboard, radiator and socket points.



KITCHEN

Kitchen with built in oven and hob, the combi boiler is housed here. Plumber for washing machine with inset sink and mixer taps.



MASTER BEDROOM

Master bedroom with radiator and socket points.

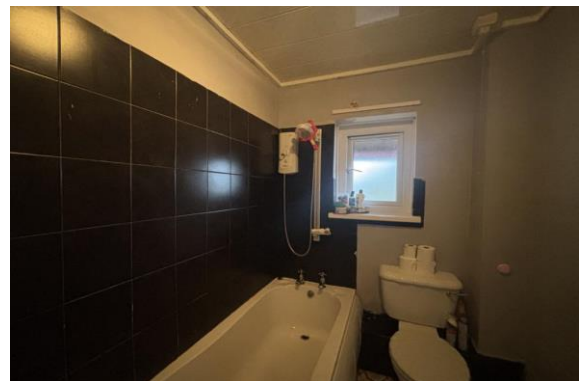


BATHROOM

Bathroom is complete with bath and overhead shower, pedestal hand basin and wc. Also a towel rail radiator.

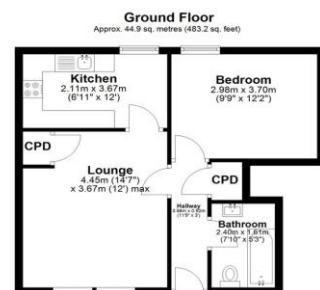


BATHROOM 2



FLOORPLAN

Floorplan



Total area: approx. 44.9 sq. metres (483.2 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 PlanItUp

17 Kingsmere Gdns , Walker, Newcastle Upon Tyne

EPC

EPC rating is C. Full details per request.

17 Kingsmere Gardens NEWCASTLE UPON TYNE NE6 3NP		Energy rating 
Valid until	Certificate number	
3 February 2036	2705-5432-7417-3122-3138	
Property type	Mid-floor flat	
Total floor area	47 square metres	

Tenure

We have been advised by the vendor that the property is Leasehold and there are approx 86 years remaining

Miscellaneous

There is a monthly service charge of - £150

This includes the below:

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

This is payable to R&G Living