



## 13 Robinswood, Engine Lane, Low Fell, NE9 5JJ

£42,000

Where possible should there be the facility to utilise a virtual viewing before visiting a property then please do so, to minimise public health risks. Physical viewings should only be conducted where buyers are seriously considering making an offer on a property.

A lovely one bedroom retirement style apartment which is situated on the first floor and features lovely views overlooking Kells Lane Park. The flat is available with no chain and has double glazing installed to the windows and is heated with electric heating. The apartment is suitable for the over 55's and is centrally located in Low Fell. The flat briefly comprises; communal hallway, apartment hallway, lounge with bay window and open through access into a kitchenette. There is a double bedroom which is fitted with two wardrobes and a three piece bathroom/WC. The flat also comes with residents under ground parking for anyone with a vehicle. This flat is well presented and we highly recommend an internal viewing.



### Apartment Hallway

7'3" x 8'2" (2.21 x 2.50)

An L shaped hall with a storage cupboard.

### Lounge

12'9" x 15'9" (3.90 x 4.81)



With a double glazed bay window which overlooks the front aspect with views of Kells Lane Park. There is an electric storage heater and coving is fitted to the ceiling.

### Kitchenette

7'6" x 9'2" (2.29 x 2.80)



The kitchen is fitted with a range of floor and wall units with working surfaces which includes a sink unit. There is tiled splash backs and recesses are provided for a fridge, freezer and a cooker.

### Bedroom

11'6" x 9'7" (3.52 x 2.93)



With a built in fitted wardrobe and an additional fitted wardrobe. There is a double glazed window which overlooks the front aspect with views of Kells Lane Park.

### Bathroom

7'5" x 5'6" (2.28 x 1.70)



With a low level, hand wash basin and a paneled bath which is fitted with an electric shower above. Part tiled walls. Towel rail.

### External



Residents off road parking is available beneath the apartment block.

### Property disclaimer

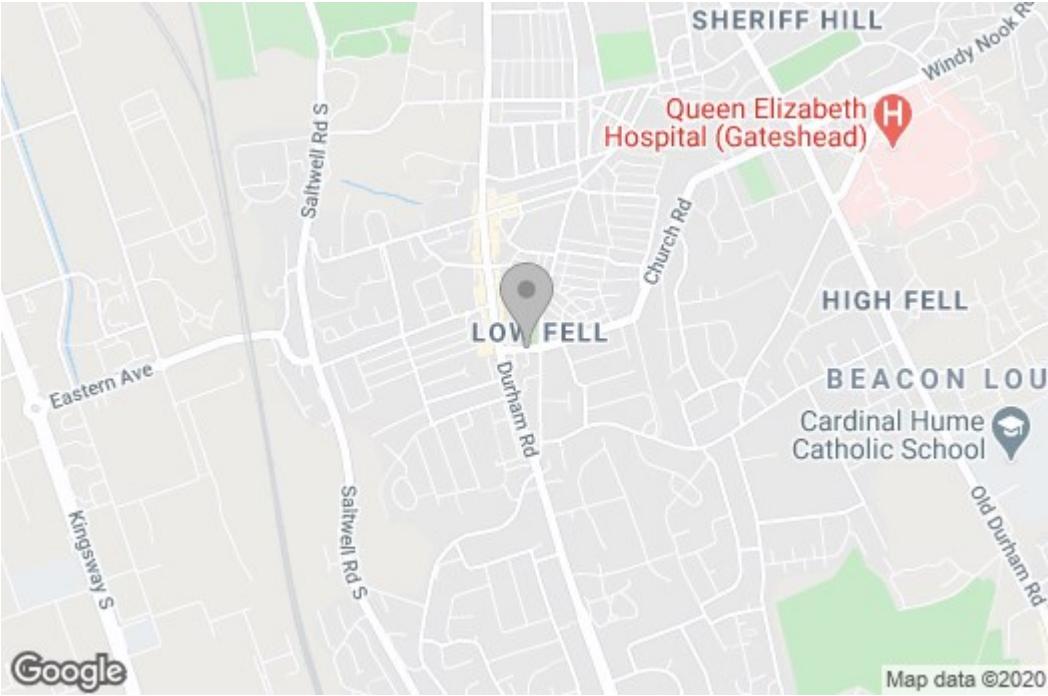
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### Tenure

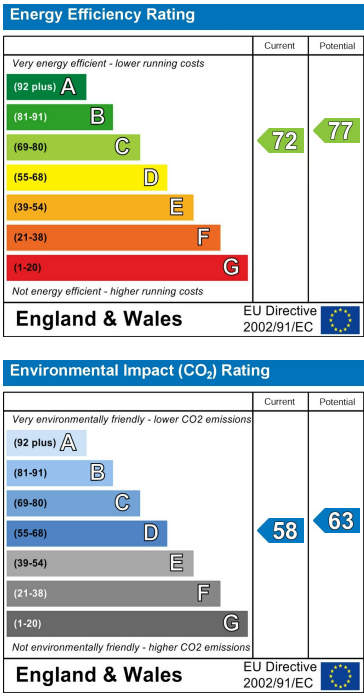
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



Energy Efficiency Graph



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