



## 2 bed apartment to buy in NE12

Kielder Close, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6TE

# £119,000

🛏 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ First Floor Flat
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ Double glazed and Electric Heating
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

A superb opportunity to purchase this good size first floor apartment situated within this favoured residential development.

The accommodation offers spacious living and briefly comprises; communal entrance via secure door entry intercom system, entrance hall with doors off to all rooms, lounge, kitchen to the front of the property with a good range of wall and base units, complimenting work surfaces, built in five ring electric hob and oven, stainless steel one and a half sink with mixer tap, tiled splashback, space for appliances, plumbed for washing machine, UPVC double glazed window and electric panel heater. Two bedrooms and shower room/WC

Benefitting from no onward chain, electric heating and UPVC double glazing. The property is ideally located for good transport links to Newcastle City Centre, local amenities, and local bars and restaurants.

Leasehold 189 years from 1st December 1990 should you proceed with this purchase these details must be verified by your solicitor

Please contact the Forest Hall Branch for further information and viewings.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 153

Annual Service Charge Amount: £1,200.00

Price: £119,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External

Secure communal entrance with intercom system and stairs to all floors.



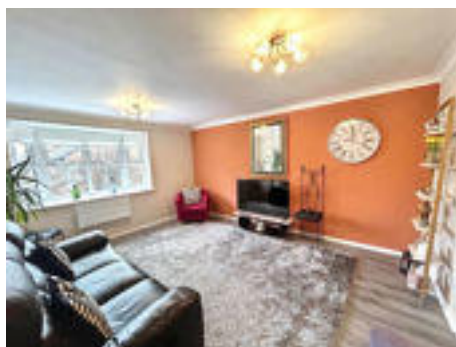
## Entrance Hall

With doors off to all rooms.

## Lounge

4.63m x 3.68m (15'2" x 12'0")

UPVC double glazed bay window to the rear and electric panel heater.



## Kitchen

3.45m x 2.41m (11'3" x 7'10")

To the front of the property with a good range of wall and base units, complimenting work surfaces, built in five ring electric hob and oven, stainless steel one and a half sink with mixer tap, tiled splashback, space for appliances, plumbed for washing machine, UPVC double glazed window and electric panel heater.



## Master Bedroom

3.74m x 3.37m (12'3" x 11'0")

UPVC double glazed window to the rear and electric panel heater.



## Bedroom Two

3.43m x 2.84m (11'3" x 9'3")

UPVC double glazed window to the front and electric panel heater.



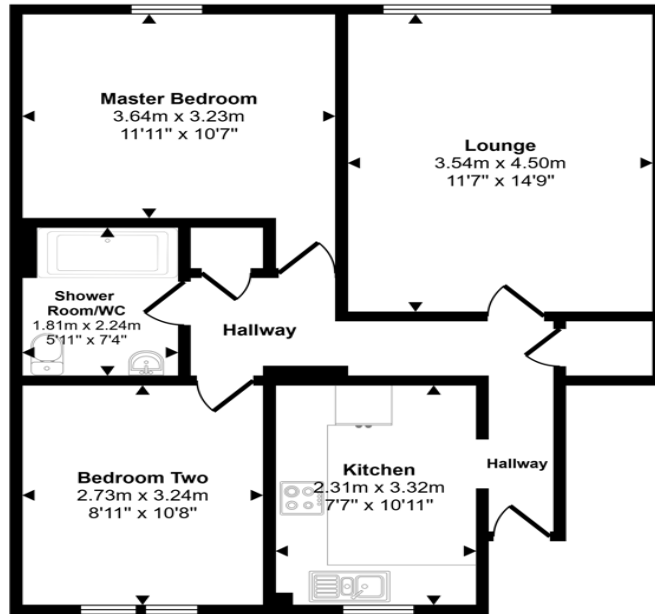
## Shower Room/WC

2.25m x 1.87m (7'4" x 6'1")

Modern three piece shower room comprising; walk in shower, hand wash basin in vanity, low level WC in vanity, partially tiled walls and heated towel rail.



Approx Gross Internal Area  
60 sq m / 649 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		76	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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