

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](http://www.drapropertyservices.co.uk)



## 15 Kingsmere Gardens, Walker, Newcastle upon Tyne

**£ 49,950**

**\*\*\*\*Great for first time buyers looking to get a foot on the property ladder and ready to move into\*\*\*\***

An amazing opportunity to purchase a beautiful 1 bedroom upper flat situated on Kingsmere Gardens.

The property offers a lovely spacious living area. A spacious modern kitchen to the rear includes a lot of storage space. Situated at the rear of the property you have the master bedroom.

The spacious bathroom provides an area to relax all your troubles away in the bath; or if you prefer a shower there is also an overhead shower. As well as a low-level toilet and vanity unit.

Also there is a large cupboard space.

There is a brand new boiler which has a 10 year guarantee

Newcastle City Centre ... 4.0 Mile

Whitley Bay ... 8.9 Mile

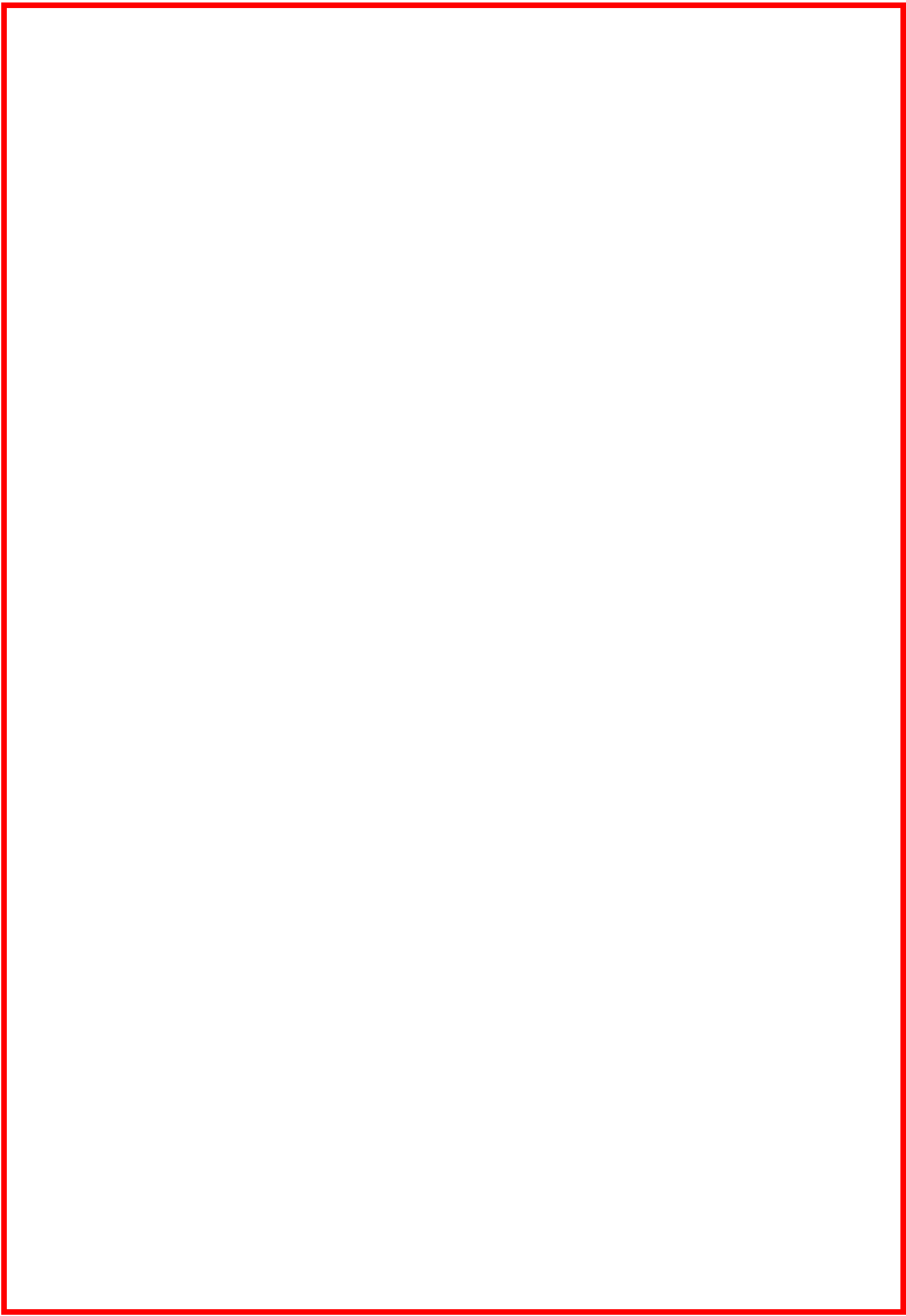
Benfield School ... 1.8 Mile

Welbeck Academy ... 1.2 Mile

RVI Hospital ... 4.7 Mile

Council Tax Band - A

EPC Rating - D - Full details upon request.



15 Kingsmere Gardens, Walker, Newcastle upon Tyne

## **CLOAKROOM**

Large storage cupboard.



## **LOUNGE**

The lounge area is the perfect place to kick back and relax. There is a storage cupboard as well as socket points and radiator.



## **KITCHEN**

The kitchen has numerous storage cupboards for the everyday essentials. The window overlooks the park out to the rear. There is a built in oven and hob, as well as an extractor; also a inset sink with mixer taps.



## **LOFT**

The loft is all boarded out and is accessible via a loft hatch with pull down stairs.



## MASTER BEDROOM

The master bedroom to the rear also overlooks the park. It has socket points and a radiator.



## BATHROOM

The bathroom comes complete with a p-shaped bath and overhead shower. The towel rail at the bottom is the perfect place to warm up the towels.

There is also a low-level toilet and vanity unit.



## Miscellaneous

There is a monthly service charge of approx £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

## FLOORPLAN

Floorplan



Total area: approx. 50.9 sq. metres (548.2 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 Planificr.  
**15 Kingsmere Gdns, Walker, Newcastle Upon Tyne**

## EPC

EPC rating is a D. Full details upon request.

<b>15 Kingsmere Gardens NEWCASTLE UPON TYNE NE6 3NP</b>		<b>Energy rating</b>  <b>D</b>
<b>Valid until</b> <b>20 October 2034</b>		<b>Certificate number</b> <b>4120-2001-4178-9595-0433</b>
<b>Property type</b>		Top-floor flat
<b>Total floor area</b>		50 square metres

## Tenure

David Robson and Associates have been advised by the vendor that this property is Leasehold with approx 87 years left.

## 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