

Accommodation

Communal Entrance Hall

Inner Hallway

Cloaks area, built in cupboard, electric storage heater.

Lounge/Dining Room (Side) 20' 4" x 14' 0" (6.19m x 4.26m)
(max)

UPVC double glazed window, electric radiator,
TV point, coving to ceiling

Kitchen (Rear) 9' 3" x 7' 10" (2.82m x 2.39m)

Well fitted with wall, floor and drawer units incorporating a built in electric hob with stainless steel extractor hood, electric oven, integrated fridge and freezer, stainless steel single drainer sink unit, plumbed for automatic washing machine, ceramic tiling above worktops, UPVC double glazed window

Bedroom 1 (Rear) 11' 10" x 9' 1" (3.60m x 2.77m)

UPVC double glazed window, double built in wardrobes

Bedroom 2 (Side) 9' 4" x 8' 9" (2.84m x 2.66m)

Double built in wardrobes, coving to ceiling

Bathroom/WC

Well fitted with a suite comprising panelled bath with electric shower and glazed screen, wash hand basin set in a vanity unit, low level WC, extractor fan, ceramic tiling to walls, tiled floor, built in cupboard

External

Communal gardens.

EPC Rating - - E

Council Tax Band - A

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.



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Ground Floor Flat

Spacious Lounge/Dining Area

Well Fitted Kitchen

Two Bedrooms

Bathroom/WC With Shower

Internal Viewing Recommended



****GROUND FLOOR - TWO BEDROOMS - SUPERBLY FITTED KITCHEN & BATHROOM**** Internal inspection is unreservedly recommended of one of the best flats of its type we have seen for some time. This spacious ground floor flat is located on a favoured residential estate close to excellent local amenities including the Killingworth centre, public transport and road links to nearby centres. The accommodation briefly comprises; communal entrance hall with entry phone, inner hallway, spacious lounge/dining area, superb fitted kitchen, two bedrooms and very well fitted bathroom/WC with a shower. Externally there are communal gardens. The property has economic electric storage heating, UPVC double glazing and it enjoys a particularly high standard of decoration and fittings throughout. Available Now!!!

