

# Lydford Court Kingston Park

ROOK MATTHEWS

SAYER

- Well appointed first floor studio flat
- Fully fitted kitchen
- Secure communal entrance
- Access to local shops, amenities, bus and metro links
- Ideally suited for a first time buyer or

investment opportunity

# £ 55,000







www.rookmatthewssayer.co.uk gosforth@rmsestateagents.co.uk

## Lydford Court Kingston Park

SECURE COMMUNAL ENTRANCE

Staircase to 1<sup>st</sup> floor.

ENTRANCE DOOR LEADS TO: LOUNGE/BEDROOM 15'9 x 8'10 (4.80 x 2.69m) Double glazed window, entry phone.



### KITCHEN 6'10 x 6'8 (2.08 x 2.03m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, space for automatic washer, tiled splash back, double glazed window.

#### SHOWER ROOM

Step in shower cubicle shower, low level WC, pedestal wash hand basin, double glazed frosted window.

#### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

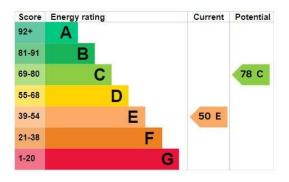
Length of Lease: 125 years from December 2016 Ground Rent: £165 per annum. Planned increase TBC Service Charge: £862.57 per annum (includes Building Insurance) Any Other Charges/Obligations: N/A

#### Council Tax Band: A EPC Rating: E

GS14491/DJ/PC/09.08.23/V.1

ortant Note: Rook Matthews Saver (RMS) for themselves and for the vendors or lo

t these particulars are produced in good faith, are set out as a general guide or asurements indicated are supplied for guidance only and as such must be con asurements before committing to any expense. RMS has not tested any appara rests to check the working condition of any appliances. RMS has not sought to



## **16 Branches across the North-East**



ication from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever lation to this property. ey Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we di ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry electronic identity verification. This is not a credit check and will not affect your credit score.