



## Bradwell Road Kenton

- No onward chain
- Well appointed ground floor flat
- Two bedrooms
- Residents parking
- Ideally suited for a first time buyers
- Access to local shops, amenities and transport links

Offers Over **£ 60,000**

0191 284 7999  
12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[gosforth@rmsestateagents.co.uk](mailto:gosforth@rmsestateagents.co.uk)

# Bradwell Road, Kenton

Immediately available with no onward chain.

A well appointed ground floor flat with private entrance, generous garden and residents parking. The property is ideally suited for a first time buyers and benefits from a range of modern fixtures and fittings together with gas fired central heating. It is well positioned for access to local shops, amenities and transport links.

Briefly comprising entrance porch leading to the sitting room with bay window. There is a fully fitted kitchen together with 2 bedrooms and a shower room with double shower. There are gardens to the front and rear and residents parking.

Agent notes: Conditions of the lease: No sub letting, purchaser must occupy the property.

## **ENTRANCE DOOR LEADS TO: ENTRANCE HALL**

Part glazed entrance door.

## **SITTING ROOM 14'2 x 14'10 (4.32 x 4.52m)**

Bay window, laminate flooring, radiator.

## **KITCHEN 9'11 x 5'8 (3.02 x 1.73m)**

Fitted with a range of wall and base units, single drainer sink unit, space for automatic washer, tiled splash black, wall mounted combination boiler, window.

## **INNER HALL**

Built in cuoboard, window.

## **BEDROOM ONE 10'9 x 9'9 (3.28 x 2.97m)**

Window, radiator.

## **BEDROOM TWO 10'10 x 6'4 (3.30 x 1.93m)**

Radiator.

## **SHOWER ROOM**

Pedestal wash hand basin, step in double shower with electric shower, low level WC.

## **FRONT GARDEN**

Laid mainly to lawn.

## **REAR GARDEN**

Laid mainly to lawn.

## **RESIDENT PARKING**

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Communal Parking

### **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### **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 September 1986  
Ground Rent: Included in service charge  
Service Charge: £78.00 per month (includes building insurance)  
Any Other Charges/Obligations: N/A

### **COUNCIL TAX BAND: A**

### **EPC RATING: D**

GS00014875.DJ.PC.18.03.24.V.2

**Important Note:** Rook Matthews Sayer (RMS) 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 part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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**16 Branches across the North-East**



# Bradwell Road, Kenton



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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