



Hadrian Court

Killingworth

- First floor flat
- One bedroom
- EPC: E
- Council tax band: A
- Tenure: Leasehold- 125 years from 1990

Asking Price: £75,000



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This charming flat, ideally situated with excellent transport links, local amenities, and nearby parks. This property presents a brilliant opportunity for first-time buyers and investors alike.

The property offers a welcoming reception room, a well-sized bedroom and a functional kitchen, all of which are in good condition. The reception room is perfect for relaxation and entertainment, while the bedroom offers a comforting retreat after a long day. The kitchen is well-equipped and ideal for those who love to cook at home. Furthermore, there is a bathroom that is well-maintained, providing an efficient and relaxing space for daily routines.

The location is one of the most compelling features of this property. It is situated in close proximity to public transportation links, making commuting to work or leisure activities uncomplicated. A variety of local amenities are within walking distance, including shopping centres, grocery stores, and more. For those who appreciate outdoor activities, there are nearby parks where one can enjoy a leisurely walk, a run, or a picnic.

In conclusion, this property is a fantastic purchase for those looking to start their homeownership journey or for investors seeking a lucrative investment opportunity.

COMMUNAL ENTRANCE DOOR to

COMMUNAL HALLWAY staircase to first floor

COMMUNAL FIRST FLOOR LANDING

ENTRANCE DOOR to

HALLWAY

BEDROOM ONE: 11'0 x 8'0 (3.35m x 2.44m)

BATHROOM 'L' shape: 5'0 at max point x 11'0 at max point (1.52m x 3.35m)

KITCHEN: 12'0 max x 5'0 max (3.66m x 1.52m)

LOUNGE: 11'0 max x 16'0 into bay (3.35m x 4.88m)

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: FIBRE TO CABINET

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NOT AWARE OF ANY

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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 2nd July 1990

Ground Rent: £10.00 per annum. Date of review April 2026

Service Charge: £164.26 per month

COUNCIL TAX BAND: A

EPC RATING: E

FH00008972 .NF.NF.13/03/2025.V.2



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would 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 out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

