



## Kielder Close Killingworth

- Ground floor flat
- Two bedrooms
- EPC: D
- Council tax band: B
- Tenure: Leasehold- 99years from 1990

**Auction Guide Price: £80,000+**



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# Kielder Close

## Killingworth

For sale by Auction For Sale by Auction: Wednesday 30<sup>th</sup> April, Option 1, Terms and Conditions apply.

A splendid two-bedroom flat nestled in a prime location with excellent public transport links, local amenities, and nearby parks. This property is an exceptional residence with a well-planned layout that includes a large lounge, a well-equipped kitchen briefly comprising; fitted wall and base units with work surfaces incorporating a single drainer sink unit with mixer tap, built in electric oven, electric hob, extractor hood, space for fridge/freezer, space for washing machine, space for tumble dryer. The bathroom briefly comprises low level W.C., tiled bath with overhead shower unit and pedestal wash hand basin.. All rooms have been thoughtfully designed to provide a comfortable living experience.

The property's bedrooms are both double-sized, offering ample space for furnishings and a restful environment. The kitchen is fully fitted, offering plenty of storage and workspace for home cooking. The reception room is a welcoming space, providing a relaxing area for leisure and entertaining guests. The bathroom is complete with all the necessary fittings.

One of the unique features of this property is the added benefit of parking. This is a significant advantage for residents, offering convenience and security.

This flat is perfect for individuals seeking a comfortable and conveniently located home with great connectivity and amenities. Its unique features and strategic location enhance the appeal of this property, making it a truly attractive investment opportunity. Purchase this property and become part of a vibrant community whilst enjoying the comforts of a well-appointed home.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

### COMMUNAL ENTRANCE DOOR to COMMUNAL HALLWAY

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KITCHEN: 11'2 max x 8'0 max (3.40m x 2.44m)

LOUNGE: 18'1 max x 12'1 max (5.51m x 3.68m)

### MIDDLE HALLWAY

BEDROOM ONE: 12'2 max x 13'4 into recess (3.71m x 4.06m)

BATHROOM: 7'3 max x 6'10 max (2.21m x 2.08m)

BEDROOM TWO: 11'2 max x 9'2 max (3.40m x 2.79m)

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING BAY & VISITORS PARKING AVAILABLE

### 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.

### RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

### RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): 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: 99 years from 1990

Ground Rent: £30.00 per year. Not aware of future increases.

Service Charge: £147.13 per month- next review January 2026

### COUNCIL TAX BAND: B

EPC RATING: D

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**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.

**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.

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