



Hadrian Court Killingworth

Presenting a delightful one-bedroom flat ideal for first-time buyers looking to step onto the property ladder or investors seeking a valuable addition to their portfolio. The flat is composed of a bright spacious lounge, a well-equipped kitchen briefly comprising; fitted wall and base units incorporating a single drainer sink unit, built in electric hob, electric oven, space for under bench fridge/freezer, space for washing machine, and a generously sized double bedroom. There bathroom briefly comprises; low level W.C, wash hand basin in vanity unit, and panelled bath with electric overhead shower unit, ensuring all your needs are catered for. All rooms are well-appointed and maintained to a good standard. One of the standout features of this property is its excellent location. It is situated in a convenient area with easy access to public transport links, making daily commuting a breeze. This location also boasts proximity to local amenities, providing you with all your day-to-day essentials within easy reach. If you enjoy outdoor activities or simply want to take a leisurely stroll, the proximity to nearby parks and Killingworth lake will certainly appeal to you.

In summary, this property offers a unique opportunity to acquire a home that provides comfort, convenience, and affordability.

Offers in the region of: **£60,000**

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**COMMUNAL ENTRANCE DOOR to
COMMUNAL HALL staircase to all floors
SECOND FLOOR COMMUNAL LANDING
ENTRANCE DOOR to**

HALLWAY

BEDROOM: 11'8 x 9'3 (3.56m x 2.82m)

BATHROOM: 11'8 at max point x 5'3 at max point (3.56m x 1.60)

KITCHEN: 12'6 max x 5'7 max (3.81m x 1.70m)

LOUNGE: 18'7 into bay x 10'3 max (5.66m x 3.12m)

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: FIBRE TO CABINET

Mobile Signal Coverage Blackspot: NO

Parking: COMMUNAL

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...): NOT AWARE OF ANY

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 5th February 1990

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

Service Charge: £156.06 per month

COUNCIL TAX BAND: A

EPC RATING: E

FH00009043.NF.NF.12/05/2025V2



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.

16 Branches across the North-East

