



White Swan Close, Killingworth, NE12 6UG

**Offers in the region of: £95,000**

A beautifully maintained first floor apartment offering a perfect blend of modern living and comfort on White Swan Close in Killingworth. Accessed via a communal entry the accommodation can be reached either by the staircase or lift.

The entrance hallway leads to the open plan reception room ideal for relaxation or entertaining guests along with a dining area and open plan to kitchen, well appointed for both functionality and style.

The generous sized bedroom provides ample space for rest whilst the en-suite bathroom is tastefully designed with a bath and over overhead shower.

An ideal choice for those seeking a contemporary lifestyle in a welcoming community. With easy access to local transport links and amenities. Whether you are a professional, investor or first time buyer the property offers an excellent opportunity in a sought after area. Benefitting from an allocated parking bay and No Onward Chain, overall this is a superb property with internal viewings highly recommended.

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**First Floor Apartment**

**En Suite Bathroom**

**Desirable Location**

**EPC: B**

**Open-plan kitchen/ Lounge**

**Council Tax Band : A**

**Allocated Parking Bay**

**Tenure: Leasehold**

#### COMMUNAL ENTRANCE

Staircase to First Floor.

Double glazed entrance door to spacious hallway, built in cupboard housing hot water tank and plumbed for washing machine.

Electric wall heater, doors to accommodation.

**OPEN PLAN LOUNGE / KITCHEN :** 22'01 x 11'0 max 2 ( 6.73m x 3.40m max )

Open plan contemporary space with lovely bay window to front offering lots of light and wall mounted electric wall heater.

The kitchen is well appointed with room for a table for family gatherings and fitted a range of wall and base units, stainless steel sink contrasting work surfaces. Integral electric oven and hob with extractor hood. Space for fridge freezer, part tiled walls and tiled floor, spotlights throughout to ceiling.

**BEDROOM:** 10'01 X 9'05 ( 3.07m x 2.87m)

Generous in size offering room for relaxation and storage, wall mounted electric heater. Door to en suite. Double glazed window to front.

**EN SUITE BATHROOM:** 6'07 x 6'07 ( 2.00 m x 2.00m )

Comprising panelled bath with electric shower over and glass screen. Pedestal wash hand basin, low level W.C. Tiled floor, part tiled walls. Heated towel rail, double glazed window to side.

#### Externally

To the front of the property there is an allocated parking bay.

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## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Electric  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Allocated Parking Bay

## 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 Flood: Zone 1  
Known safety risks at property (asbestos etc...): No

## BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No  
Outstanding building works at the property: No

## 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 01.01.2012

Ground Rent: £139.46 per annum.  
Service Charge: £169.62 per annum

## COUNCIL TAX BAND: A

## EPC RATING: B

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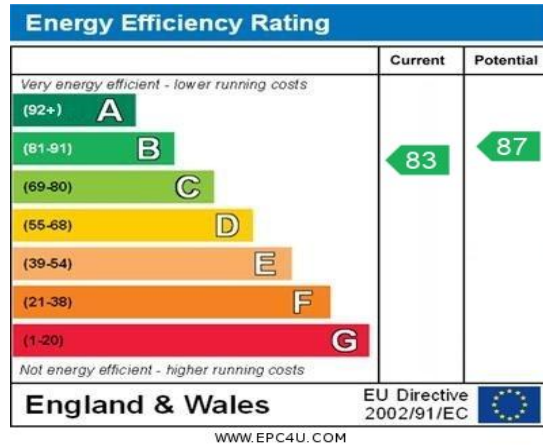


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## RATING



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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.

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