



YOUR MOVE

PRICE:
**Offers in the
region of
£63,950**

Ref no: 527/324/482

**YOUR MOVE,
201 High Street,
Gosforth, Newcastle
Upon Tyne, NE3 1HE**

To make an
appointment to view:

Call:
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Come In:
To your nearest branch

Beaminster Way, Kingston Park , Newcastle Upon Tyne



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YOUR MOVE is a trading name of your-move.co.uk Ltd.

Registered Office: Newcastle House, Albany Court, Newcastle Business Park, Newcastle upon Tyne, NE4 7YB. Registered number: 01864469 VAT number: GB10543700

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Beaminster Way, Kingston Park , Newcastle Upon Tyne

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

DESCRIPTION

YOUR MOVE are pleased to offer for sale this first floor studio flat situated on Beaminster Way in the residential area of Kingston Park. The accommodation comprises of communal entrance, stairs to first floor, landing, studio room, kitchen, dressing room and shower room/wc and benefits from no upward chain

LOCATION

Beaminster Way is situated in the residential area of Kingston Park and has links to Newcastle City Centre and various parts of the region via the A1 Western Bypass. Public transport links include bus routes and the Metro Railway system

COMMUNAL ENTRANCE

Entrance door, stairs to first floor landing

STAIRS TO:-

STUDIO ROOM

4.72m x 3.00m (15'6" x 9'10")

Electric storage heater, double glazed window, wood effect flooring, television aerial point, telephone point, entry phone system, storage cupboard

KITCHEN

1.73m x 1.47m (5'8" x 4'10")

inc units: Range of wall and base units with complimentary work surfaces and tiled splashback, sink and drainer with mixer tap, cooker point, space for appliance, plumbing for washing machine, wall mounted boiler, single glazed window to the rear, flooring

DRESSING ROOM

1.35m x 0.89m (4'5" x 2'11")

Cupboard with shelf and rail, drawers, wood effect flooring, loft access

SHOWER ROOM/WC

Three piece white suite comprising low level wc, pedestal wash hand basin, shower cubicle, single glazed window to the rear, flooring

AGENTS NOTE

The seller confirms that the property is subject to 99 years from 1 march 1975. Current annual ground rent and maintenace charge £15 Current annual service charge £441.38 Should you wish to proceed with the purchase, we strongly recommend that your solicitor verify all details.

CLAUSES:

MORTGAGE & FINANCIAL ADVICE:

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

FIXTURES & FITTINGS:

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

SERVICES CONNECTED:

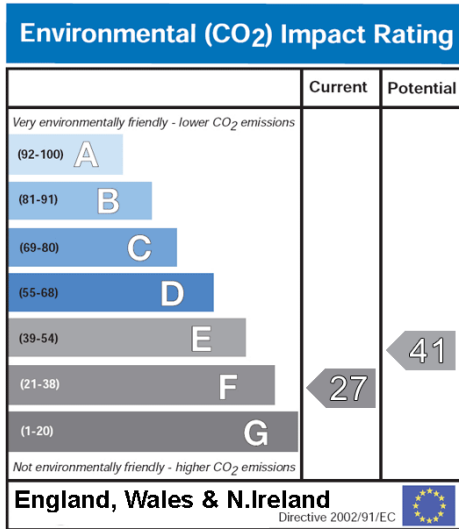
Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

LEASE CLAUSE:

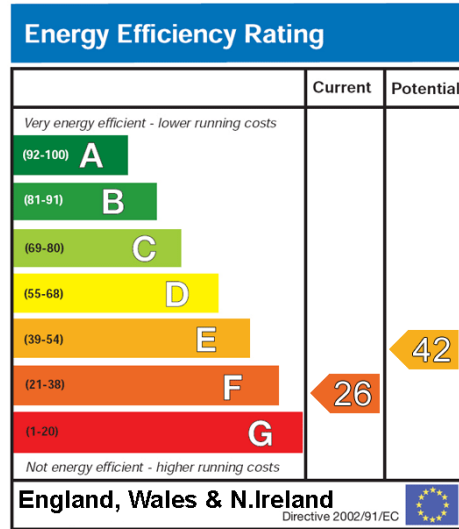
Lease, ground rent and maintenance details have been provided by the seller and their accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

ALL MEASUREMENTS:

All Measurements are Approximate



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OFFICE OPENING HOURS:

Monday to Friday 9am - 5.30pm
Saturday 9am - 4pm
Sunday Closed

