



Kelvin Place Palmersville

- Ground Floor Flat
- Spacious Living
- Two Bedrooms
- Modern Shower Room
- West Facing Garden

£ 95,000



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Kelvin Place

Palmersville

PROPERTY DESCRIPTION

An immaculately presented two-bedroom ground floor flat is available for sale on Kelvin Place, Palmersville, ideally suited for couples or singles seeking a modern and comfortable living space. The property showcases a pristine condition that will surely impress anyone who steps inside.

The modern kitchen, to the rear, is equipped with appliances and is a generous space. The room is further enhanced by providing direct access to the property's private West facing garden, making it a perfect spot for dining al fresco or entertaining guests. The flat offers a reception room with wooden floors and built-in storage, enhancing the overall living space. Like the kitchen, the reception room also has direct access to the garden via french doors, allowing natural light to flood the area and creating a serene and tranquil environment.

The flat boasts a spacious master bedroom fitted with a double bed, built-in wardrobes that offer ample storage space, and an ambiance that is both cozy and inviting. The second bedroom, while slightly smaller, is equally well-appointed with a single bed and expansive built-in wardrobes.

Adding to the property's appeal is the well-appointed shower room featuring a luxurious rain shower and a heated towel rail for that added touch of comfort.

Living Room: 12'7" x 11'7" (into alcove) - 3.84m x 3.53 (into alcove)

Kitchen: 7'4" x 12'4" - 2.24m x 3.76m

Bedroom One: 13'7" x 11'7" - 4.15m x 3.53m

Bedroom Two: 8'2" x 9'2" - 2.48m x 2.79m

Shower Room: 4'5" x 8'9" - 1.34m x 2.67m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MIANS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: OFF STREET

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: 999 years from July 1986

COUNCIL TAX BAND: A

EPC RATING: C

FH00008649.SD.SD.27/4/24.V.1



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