



Ryder Court Killingworth

- First Floor Apartment
- Spacious Living
- Two Double Bedrooms
- Allocated Parking
- Section 106

£ 110,000



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Ryder Court

Killingworth

PROPERTY DESCRIPTION

For sale, a neutrally decorated flat that is perfect for couples. This property is a 1st floor apartment, featuring two spacious double bedrooms, one bathroom, a kitchen and a reception room.

The master bedroom, a haven of tranquility, is a generous double room with built-in wardrobes, providing ample storage options. The second bedroom is also a double, offering plenty of space for guests or potential use as an office or study.

The bathroom is well-appointed with a heated towel rail and a shower over the bath, ensuring both convenience and comfort.

The kitchen has been fitted with modern appliances and is flooded with natural light, creating a vibrant and inspiring space for culinary creativity. The added dining space offers a great area for entertaining or family meals.

The open-plan reception room is a remarkable feature of this flat, thanks to the large windows that fill the room with a cheerful brightness. The open layout, combined with a dedicated dining area, allows for a flexible living arrangement tailored to your lifestyle.

As for functionality, the property boasts an EPC rating of 'B' and falls under council tax band 'A'.

Location is an integral selling point of this property. With close proximity to public transport links, local amenities, and quiet walking routes, convenience and relaxation are at your doorstep.

In addition, the flat offers unique features such as allocated parking and a neutral decor that provides a blank canvas for personalisation.

This property seamlessly combines comfort, convenience and style, making it a perfect choice for those looking for a home in a peaceful yet connected location.

Living Room: 18'04" x 11'06" (max) - 5.59m x 3.51m

Kitchen: 11'04" x 9'11" - 3.45m x 3.02m

Bedroom One: 16'06" x 9'00" - 5.03m x 2.74m

Bedroom Two: 12'10" x 6'11" - 3.91m x 2.11m

Bathroom: 7'02" x 6'08" - 2.18m x 2.03m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED

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: 145 years from 2014

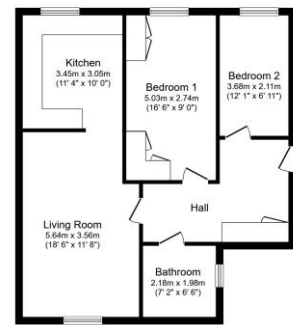
Ground Rent: £150 per annum.

Service Charge: £114 per month

COUNCIL TAX BAND: A

EPC RATING: B

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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyFox

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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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