



1 Kensington Court, Felling, Gateshead, Tyne & Wear, NE10 9UD

Asking Price £69,950



Key features

- GROUND FLOOR FLAT
- TWO BEDROOMS
- FITTED KITCHEN
- SECURED ENTRANCE
- UPVC DOUBLE GLAZING
- GREAT FOR INVESTORS OR FIRST TIME BUYERS
- ALLOCATED PARKING
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- VIEWING ADVISED



Description

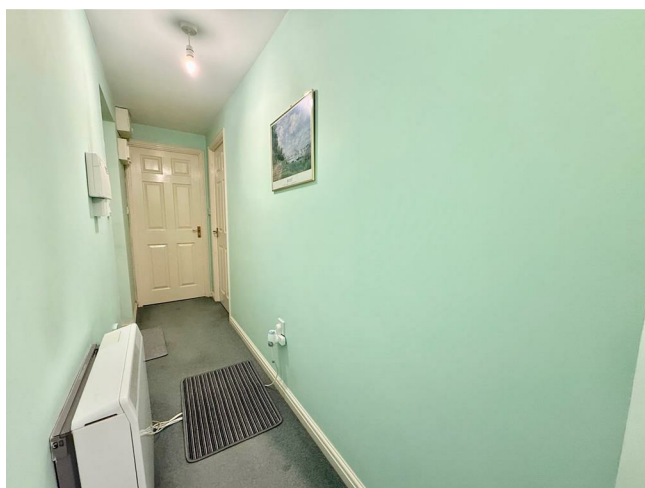
Welcome to this charming ground floor apartment located in the desirable area of Kensington Court, Felling, Gateshead. This delightful property features two spacious double bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space.

Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The apartment also boasts a well-appointed bathroom, ensuring convenience and comfort for its residents.

One of the standout features of this property is its secured entrance, offering peace of mind and added security. Additionally, the apartment comes with parking for one vehicle, a valuable asset in this bustling area.

Kensington Court is conveniently situated close to local amenities, including shops, cafes, and parks, making daily errands and leisure activities easily accessible. Furthermore, the property benefits from excellent transport links, allowing for effortless travel to nearby areas and the city centre.

This apartment presents a wonderful opportunity for those looking to enjoy a comfortable lifestyle in a vibrant community. Do not miss the chance to make this lovely flat your new home.



ENTRANCE HALL

LOUNGE

18'3 x 11'5

KITCHEN

11'7 x 6'4

BEDROOM ONE

13'5 x 13'2

BEDROOM TWO

10'3 x 5'6

BATHROOM

11'11 x 6'3

EXTERNAL

DISCLAIMER

The particulars on these properties are set out as a general guidance for intended








purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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80

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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