



## Beaminster Way

Kingston Park

- Studio flat
- Ground floor
- Well presented
- Conveniently located
- Modern fixtures and fittings
- Upvc double glazing

**£60,000**

0191 284 7999  
Unit 12 Gosforth Shopping Centre, High Street  
Gosforth NE3 1JZ

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[gosforth@rmsestateagents.co.uk](mailto:gosforth@rmsestateagents.co.uk)

# Beaminster Way

Kingston Park, Newcastle upon Tyne, NE3 2QU

A well presented ground floor studio flat conveniently located close to shops, amenities and transport links as well as being a short distance to the A1 motorway. The property is ideally suited for a first time buyer or investment opportunity and benefits from a range of modern fixtures and fittings together with upvc double glazing.

## SECURE COMMUNAL ENTRANCE

Entrance door to open plan lounge/bedroom.

## OPEN PLAN LOUNGE/BEDROOM 15'8 x 8'10 (4.78m x 2.69m)

Double glazed window, walk in cupboard and laminate flooring.

## KITCHEN 6'9 x 6'8 (2.06m x 2.03m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric hob, space for automatic washing machine, tiled splash back, laminate flooring and double glazed window.

## SHOWER ROOM

Three piece suite comprising; pedestal wash hand basin, step in shower cubicle with electric shower, low level wc and double glazed frosted window.

## OFF STREET PARKING

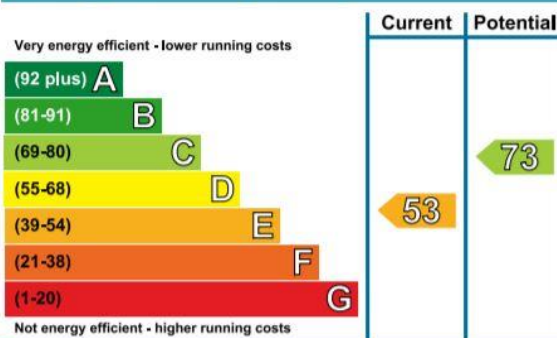
## Tenure

Lease, ground rent and maintenance details have been provided by the seller however the 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.

GOS6791/DJ/AK/08.05.2019/V.1



## Energy Efficiency Rating



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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.

17 Branches across the North-East

