GORDON BROWN
SALES & LETTING









3 Richmond court, Low fell, NE9 5JG

Offers Over £109,950

Welcome to this spacious ground floor flat located in the heart of Low Fell, within the desirable Richmond Court. This charming apartment offers a secure and comfortable living environment, enhanced by electric gates that lead to the well-maintained communal grounds and a secure entrance. Upon entering, you will find a welcoming hallway that provides access to all rooms. The lounge is particularly inviting, featuring dual aspect windows that allow natural light to flood the space, creating a warm and airy atmosphere. The kitchen is well-equipped with an integrated eye-level oven, a free-standing washing machine, and a fridge/freezer, all complemented by a window that overlooks the picturesque Kells Lane Park. The flat comprises two bedrooms with a generous double bedroom, perfect for relaxation. The modern wet room adds convenience and style to the living space. Residents can also enjoy the beautifully landscaped communal gardens and seating areas, ideal for unwinding outdoors. Additionally, ample secure parking is available for your peace of mind. This property is perfect for those seeking a blend of comfort and convenience in a central location. We highly recommend booking an early viewing to avoid disappointment, as this delightful apartment is sure to attract considerable interest.

COMMUNAL ENTRANCE

GROUND FLOOR APARTMENT HALLWAY

LOUNGE
14'8" x 11'10" (4.48m x 3.63m)




KITCHEN
12'4" x 9'8" (3.78m x 2.96m)



BEDROOM ONE
11'6" x 9'10" (3.52m x 3.00m)




BEDROOM TWO
11'3" x 7'3" (3.45m x 2.21m)



WET ROOM
6'6" x 5'5" (2.00m x 1.66m)



EXTERNAL



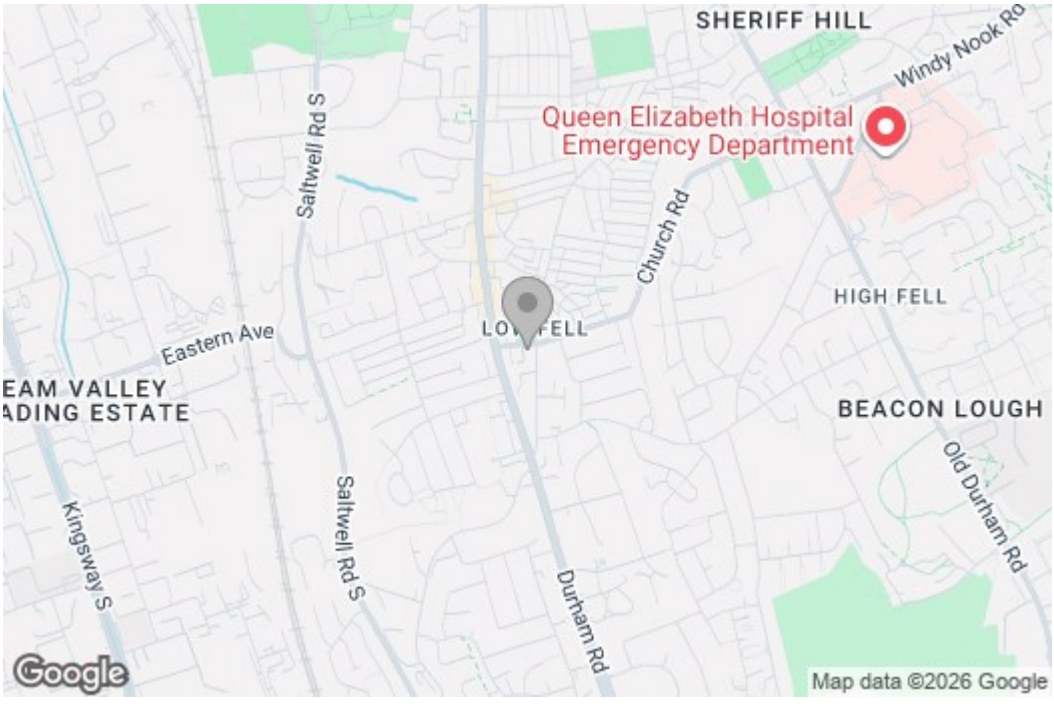

Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor

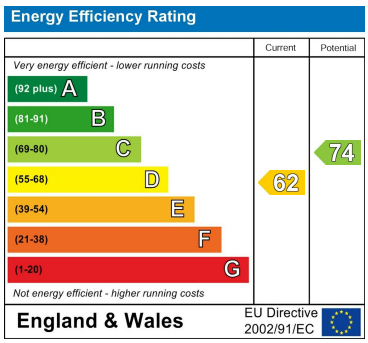
plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

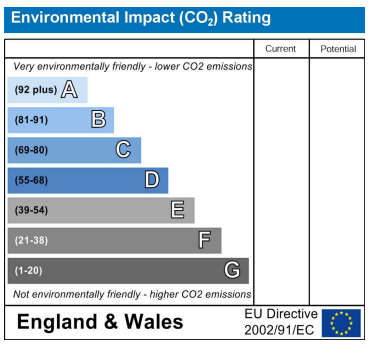
Floor Plan

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give an representation or warranty in respect of the property.

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