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- Popular Location
- Beautifully Presented
- Gas Central Heating
- Allocated Parking
- Viewing Recommended
- Ground Floor Apartment
- Excellent Transport Links
- Double Glazing
- Council Tax Band *A*
- Call For More Information





This beautifully presented, ground floor apartment, is positioned in the popular Sunnyway, City Edge.

The location is only a short drive from Newcastle city centre and provides great access to the Central Motorway, A1, and an abundance of public transport and local amenities. The high-quality homes are perfect for those looking to get onto the property ladder. You can enjoy green open-space walks at Newcastle Town Moor, just five minutes from your doorstep or explore hiking trails and a play area at Exhibition Park – perfect for a family day out.

The property is accessed via a secure communal entrance and briefly comprises: - entrance hall, spacious lounge/dining room with a box bay window, stylish kitchen with fitted wall and floor units, complementing work surfaces and integrated washer/dryer, dish washer and fridge freezer, two double bedrooms, and a modern bathroom WC with shower over the bath. The property further benefits from gas central heating and double glazing.

Externally there are communal gardens and an allocated parking space.

For more information and to arrange a viewing please contact our Gosforth sales office on 0191 236 2070.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licensed legal representative.

Council Tax band *A*.

Ground Floor




Lounge/Dining Room 14'5" x 12'10" (4.40 x 3.92)

Kitchen 10'0" x 6'6" (3.06 x 2.00)

Bedroom One 11'5" x 11'3" (3.50 x 3.45)

Bedroom Two 11'3" x 10'8" (3.43 x 3.27)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

The difference between house and home

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