



**STUART
EDWARDS**



Anderson Court

Burnopfield, Newcastle Upon Tyne NE16 6LY

- Converted Duplex Apartment
- Modern Kitchen With Appliances
- Utility room & Cloakroom/WC
 - Balcony
- Top class accommodation
- 3 Bedrooms
- Spacious Lounge
- 2 En-Suites & Bathroom
- Designated parking
- Close proximity to Newcastle

£1,500 Per Month

Council Tax Band: Exempt
EPC Rating: C

FULL DESCRIPTION

Rare to the rental market we offer this fabulous duplex apartment immaculately presented by the current landlord. This apartment has been converted from an old co-op building and many of its original features have been retained.

Internally the property is beautifully decorated and boasts, stone walls, exposed beams and modern fixtures and fittings throughout.

An open plan area showcases a modern quality kitchen with central island, integrated appliances and spacious lounge with patio doors providing access to the patio area. There is also a useful utility room, cloakroom/wc and master bedroom with en-suite shower room.

A stylish glass staircase leads to the upper floor with landing having two storage cupboards, a further 2 bedrooms, en-suite shower room and separate bathroom.

Externally the property enjoys a balcony area and there's two allocated parking spaces to the rear of the building.

Due to have new floor coverings fitted.

Available immediately on an unfurnished basis.

Exceptional rental accommodation sure to prove popular. Early viewings are strongly recommended.

Lounge

19'1" x 17'10"

Kitchen

19'5" x 11'1"

Master Bedroom

16'0" x 11'9"

En-suite

Utility Room

6'5" x 7'10"

Cloakroom/WC

Upper Floor

Bedroom 2

17'10" x 12'0"

En-suite

13'10" x 9'10"

Bedroom 3

9'8" x 7'8"

Bathroom

14'7" x 11'1"

EPC INFORMATION

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2350-3004-7203-5622-3200>

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

