



- 2 Bed First Floor Apartment
- 23' Lounge/Kitchen with Balcony
- Metro and Bus service links

- Well Appointed Purpose Built Block
- Parking and Communal Gardens
- Ideal for a professional person

- Security Entry System
- Ideal for Chillingham Road amenities
- Would appeal to an investor

A well presented and appointed 2 bedroomed first floor apartment within this purpose built development. Approached via a communal hallway and staircase, with security entry system, the apartment has gas fired central heating and sealed unit double glazing (New Combi Boiler installed in 2022) The Reception Hall has cloaks and storage cupboards. The 23' Lounge/Kitchen has a pleasant living area with French doors opening to a Balcony to the rear, and kitchen area, fully fitted with wall and base units, sink unit, split level oven with 4 ring gas hob and concealed extractor over, plumbing for a washer and cupboard housing the combi boiler. Bedroom 1 has a Juliette balcony to the front. Bedroom 2 has built in wardrobes and is also to the front. The Bathroom/WC has a low level wc, pedestal wash basin and panelled bath with shower over, screen and tiled surrounds. Externally, there are well kept communal gardens and parking.

This property is conveniently located for an eclectic range of pubs, shops, cafes and restaurants on Chillingham Road. There are excellent road and public transport links, including the Metro system, for ease of access into the city, to the coast and throughout Tyneside.

Reception Hall

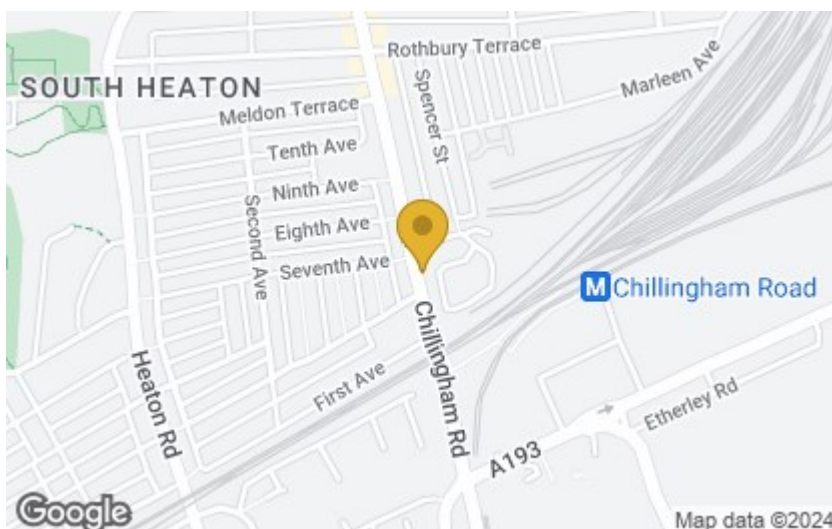
Lounge/Kitchen 23'8 x 10'2 (7.21m x 3.10m)

Bedroom 1 8'6 x 12'6 (max) (2.59m x 3.81m (max))

Bedroom 2 10'10 x 9'7 (3.30m x 2.92m)

Bathroom/WC 7'2 x 6'2 (2.18m x 1.88m)

Auctioneer Comments



Energy Performance: C

Council Tax Band: A

Distance from Chillingham Road Primary School: 0.15 miles

Distance from Chillingham Road Metro: 0.1 mile

All distances are approx.

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.