



**28 Sandyford Park, Newcastle Upon Tyne, NE2 1TA**

**Offers Over £130,000**

Hive Estates welcomes to the market this two bedroom ground floor flat, located in the popular retirement development of Sandyford Park. Available for women aged over 60, and men aged over 65.

Accessed through a communal entrance lobby, the flat overlooks the leafy grounds. On entering the property, the hallway provides direct access to the lounge/kitchen, both bedrooms, shower room and storage cupboard. All rooms are spacious and fitted with an emergency pull cord. The lounge is plentiful, with large windows and a glass door, maximising light. The glass door leads out to the communal grounds making for pleasant views of greenery and easy access. Connected through partition doors is the kitchen. Fully fitted, with electric cooker and hob, and designated spaces for appliances. Both bedrooms are well-sized, and also overlook the grounds. The primary with a fitted wardrobe. The shower room is sizeable, with a generous shower cubicle, WC, wash basin, heated towel rail, mirror and grab handles.

This development also comes with a resident's lounge, sun terrace and unallocated parking. With excellent transport links into the City Centre, and towards the coast. The surrounding well maintained grounds really contribute to this making a lovely place to live, along with regular social activities and events organised through the on-site manager.

**Lounge/Diner 13'11" x 11'7" (4.25 x 3.55)**

**Kitchen Area 5'6" x 11'7" (1.70 x 3.55)**

**Bedroom 1 13'11" x 8'8" (4.25 x 2.65)**

**Bedroom 2 10'5" x 7'0" (3.20 x 2.15)**

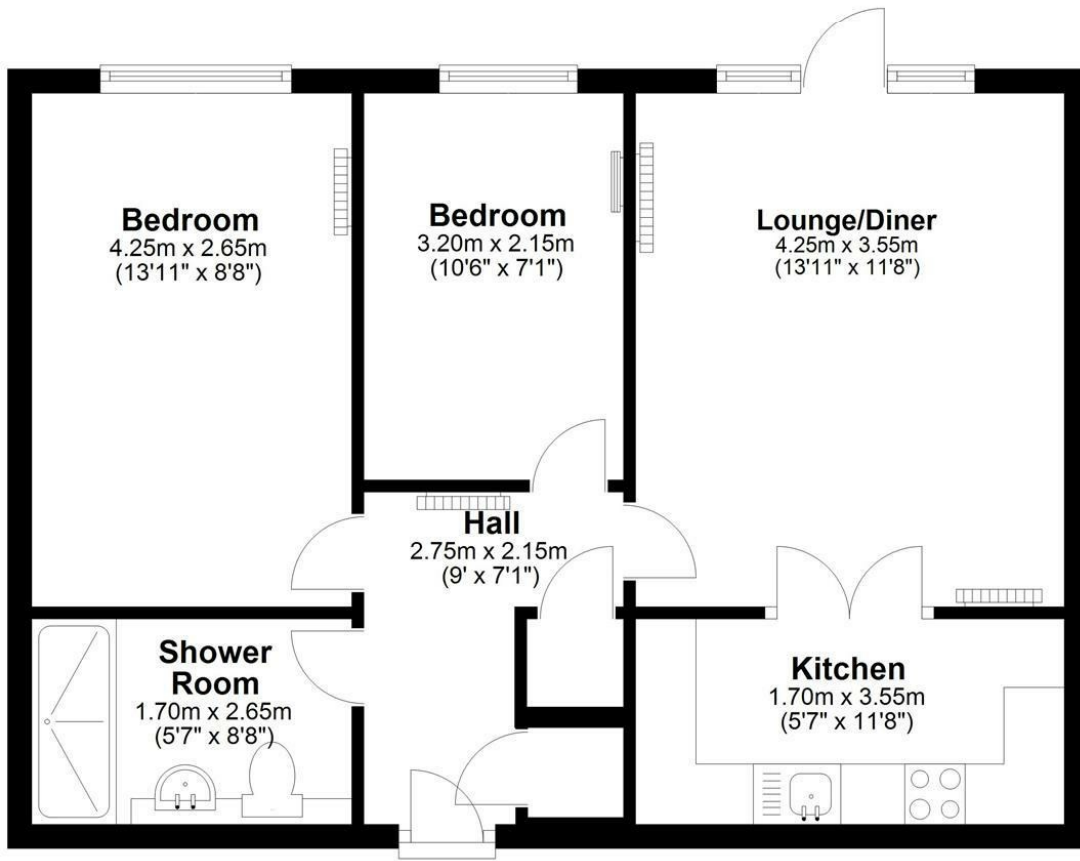
**Shower Room**

**Hall 9'0" x 7'0" (2.75 x 2.15)**



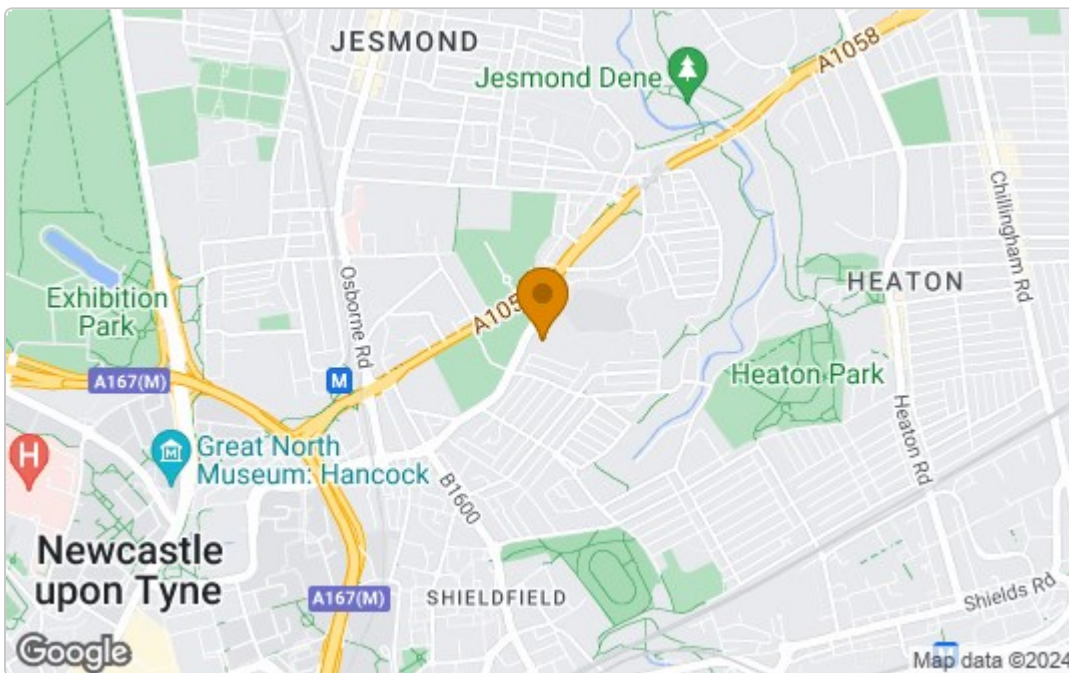
## Ground Floor

Approx. 51.7 sq. metres (556.8 sq. feet)

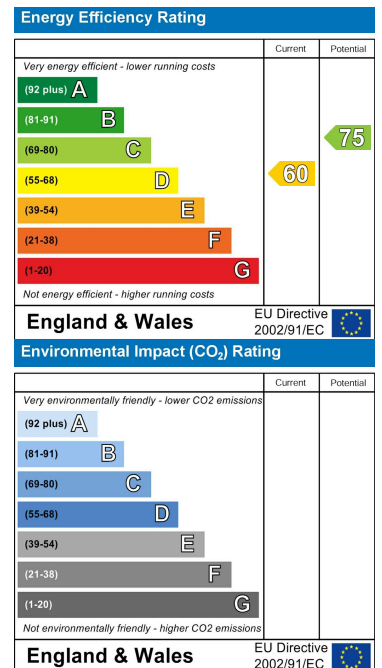


Total area: approx. 51.7 sq. metres (556.8 sq. feet)

### Area Map



### Energy Efficiency Graph



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