



## **Waverley Lodge Sandyford Road, Newcastle Upon Tyne, NE2 1XG**

**Offers Over £84,000**

Hive Estates are proud to present this charming two-bedroom ground floor flat, located in the desirable Waverley Lodge development. Complete with communal gardens and private parking to the rear, this property offers both comfort and convenience, an ideal retirement home.

Available on a 70% shared ownership scheme and exclusively for residents aged 55 and over, this delightful flat combines independence with a welcoming community atmosphere, perfect for those seeking a relaxed and secure lifestyle.

Upon entering, you're welcomed into a spacious reception hall featuring a decorative fireplace, ample built in storage, and wood effect laminate flooring throughout.

The living room is generous in size, boasting large windows that flood the space with natural light and French doors opening directly onto the communal gardens. With neutral decor, a feature fireplace, and plenty of room for both living and dining areas, it's a warm and inviting space to relax or entertain. Double doors lead into the modern kitchen, fitted with white high-gloss cabinets, marble effect worktops, and a neutral tiled splashback. There's also ample space for freestanding appliances.

The master bedroom features neutral decor, a stylish feature wall, built in sliding wardrobes, and French doors providing direct access to the garden, creating a bright and tranquil retreat. The second bedroom is well proportioned and currently used as a dressing room, but could easily serve as a guest room or home office, offering great flexibility. The bathroom is finished with a combination of modern cladding and tiling, and includes a walk in shower, vanity unit with integrated basin, and WC with storage.

Externally, the property benefits from a private front yard and access to the beautiful communal gardens at the rear both perfect for enjoying the outdoors or adding your personal touch. Allocated parking is available to the rear of the property.

Ideally situated on a main bus route and close to Jesmond Metro Station, the flat is just a short walk from Newcastle city centre and surrounded by a great range of local shops and amenities.

**Living Room 18'2" x 9'10" (5.56 x 3.02)**

**Kitchen 9'10" x 6'11" (3.02 x 2.11)**

**Bedroom 1 15'0" x 8'9" (4.59 x 2.68)**

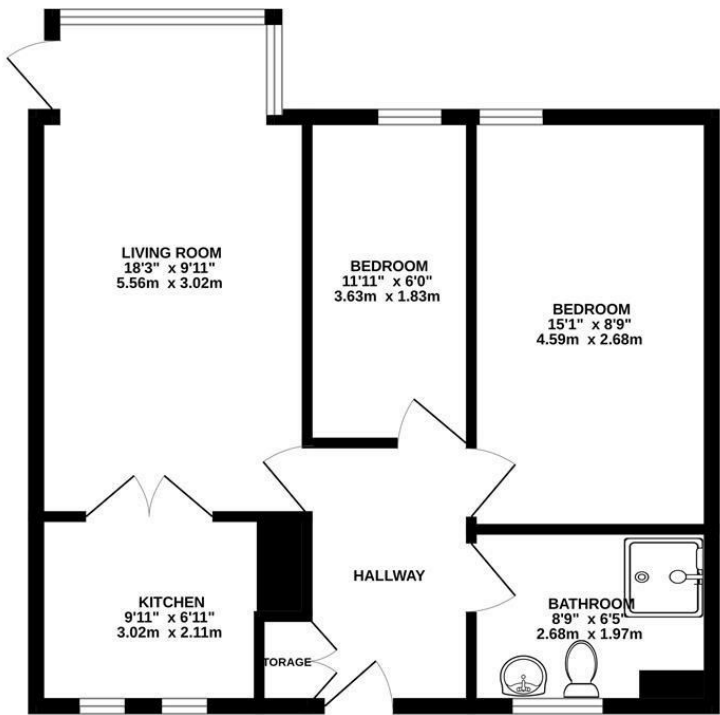
**Bedroom 2 11'10" x 6'0" (3.63 x 1.83)**

**Bathroom 8'9" x 6'5" (2.68 x 1.97)**



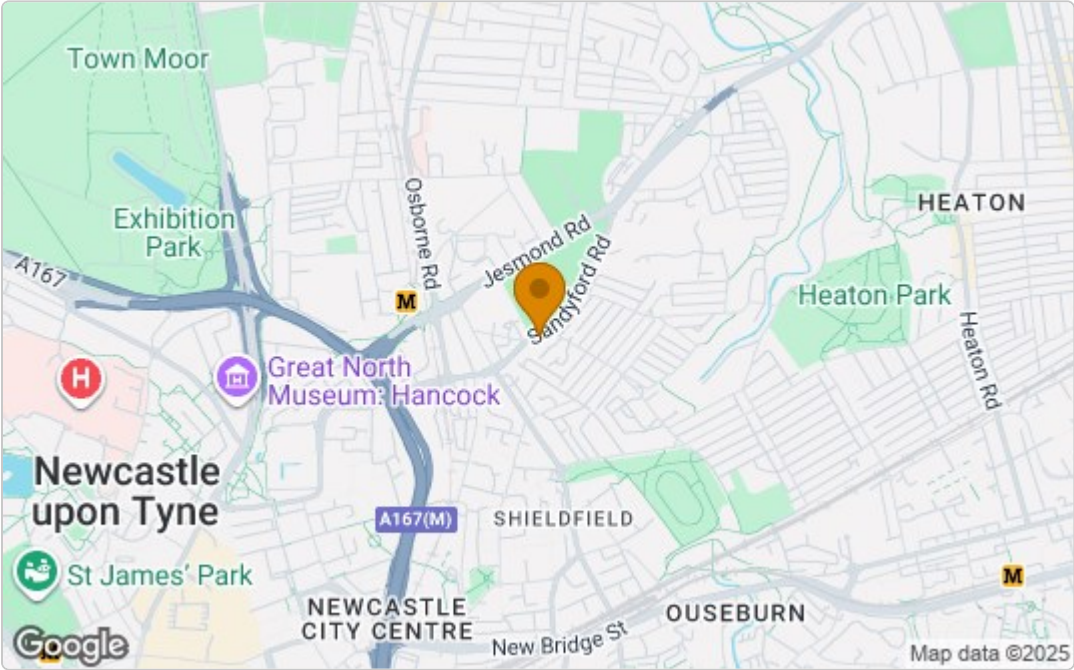
Floor Plan

GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



GROUND FLOOR FLAT  
TOTAL FLOOR AREA: 553 sq.ft. (51.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



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Energy Efficiency Graph

