



Sandyford Park, Sandyford  
**£115,000**

**JACK  
HARRISON  
ESTATES**

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AVAILABLE WITH NO ONWARD CHAIN THIS WELL APPOINTED 2 BEDROOM GROUND FLOOR RETIREMENT APARTMENT BOASTING ACCESS AND VIEWS TO STUNNING COMMUNAL GARDENS.

This highly desirable development is conveniently positioned for access to a wealth of local amenities and is within close proximity of Newcastle City Centre.

The accommodation comprises: Communal entrance, lounge, kitchen, 2 bedrooms and a shower room/WC. The apartment includes storage heating and UPVC double glazing.

Additional benefits include leafy, landscaped communal gardens, residents car park, residents lounge, communal sun terrace, security entry system, lift as well as a 24 hour care line and on-site warden.

Entrance hall: Entrance door, coving to ceiling, built in cupboard and carpet.

Lounge: 13'8 x 11'6: Double glazed window to the rear, 2 storage heaters, television point, coving to ceiling and double glazed door to the communal gardens.

Kitchen: 6'1 x 11'6: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, built in electric oven and hob and space for washing machine.

Bedroom 1: 14'3 x 8'6: Double glazed window to the rear, built in wardrobes, coving to ceiling, storage heater and carpet.

Bedroom 2: 11'1 x 7'0: Double glazed window to the rear, coving to ceiling, storage heater and carpet.

Shower room/WC: 5'5 x 8'5: White 3 piece suite comprising a step in shower cubicle, WC and hand basin. Tiled walls and extractor fan.

