

## 86 Second Avenue Heaton, Newcastle Upon Tyne, NE6 5XT

\*\* TWO BEDROOM FIRST FLOOR FLAT \*\* SPACIOUS KITCHEN \*\* RECENTLY DECORATED \*\*

\*\* SPACIOUS BATHROOM \*\* READY TO MOVE INTO \*\* EXCELLENT LOCATION \*\* CLOSE TO AMENITIES \*\*

\*\* IDEAL FIRST TIME BUY OR BUY TO LET \*\* 125 YEAR LEASE FROM JUNE 2002 \*\*

\*\* CLOSE TO CITY CENTRE \*\* METRO STATION NEARBY \*\* COUNCIL TAX BAND A \*\* EPC D \*\*

Offers Over £165,000

# 86 Second Avenue

Heaton, Newcastle Upon Tyne, NE6 5XT



- Two Bedroom First Floor Flat
- Ideal First Time Buy Or Buy To Let
- Excellent Road & Transport Links
- Spacious Rooms
- Close To Metro Station
- Council Tax Band A
- Excellent Location
- 125 Year Lease From June 2002
- EPC Rating D

## Entrance

## Landing

## Lounge

14'6" max x 12'2" max (4.42 max x 3.72 max )

## Kitchen

15'9" max x 12'2" max (4.82 max x 3.73 max)

## Bedroom 1

13'4" max x 10'10" max (4.07 max x 3.31 max )

## Bedroom 2

11'6" max x 9'10" max (3.53 max x 3.00 max)

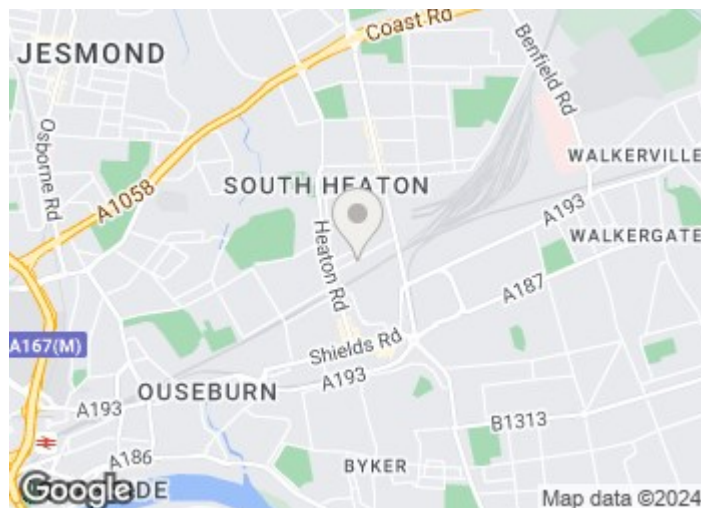
## Bathroom

8'7" x 6'7" (2.64 x 2.02)

## External

## Lease

## Broadband



## Directions

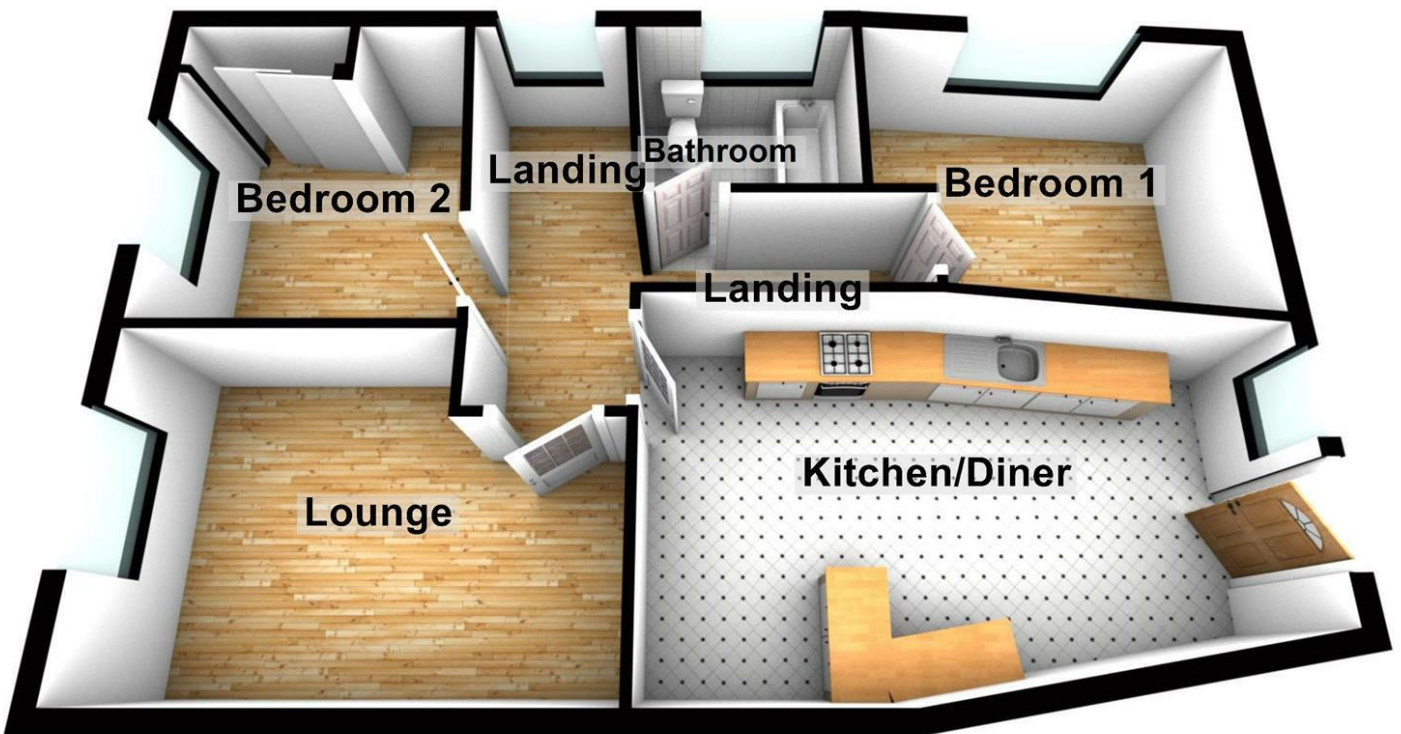






# Floor Plan

## First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	