



- 2 Bed Ground Floor Flat
- Secure Entry Phone System
- Bathroom/WC with Shower
- Ideal Professional Person/Couple

- Updated & Well Presented
- Spacious Lounge with Fireplace
- Communal Gardens

- Purpose Built Block
- Fitted Kitchen
- Allocated & Visitor Parking

This 2 bedroomed ground floor flat is in an excellent position within this pleasant development. Updated and well presented, with a secure entry system, gas central heating and sealed unit double glazing, the communal entrance hall leads to the property itself. The Reception Hall has a cloaks/storage cupboard, leading to the spacious Lounge, the focal point of which is a pebble style electric fire, set within an attractive surround. The Kitchen is fitted with wall and base units, sink unit, split level oven with 4 ring gas hob and concealed extractor over and plumbing for a washer. Bedroom 1 is to the front. Bedroom 2 has a cupboard housing the central heating boiler and is to the rear. The Bathroom/WC is fitted with a low level wc, wash basin with storage under, panelled bath with mains shower over and fully tiled surrounds.

Externally, the property stands in well tended grounds and there are allocated and visitors car parking spaces.

St Marks Court is conveniently located for local amenities, including shops, schools and other facilities. Westerhope is conveniently situated with good road and public transport links into the city, along with good access to Newcastle International Airport, the A1 and A69.

Reception Hall 15'5 x 4'0 (4.70m x 1.22m)

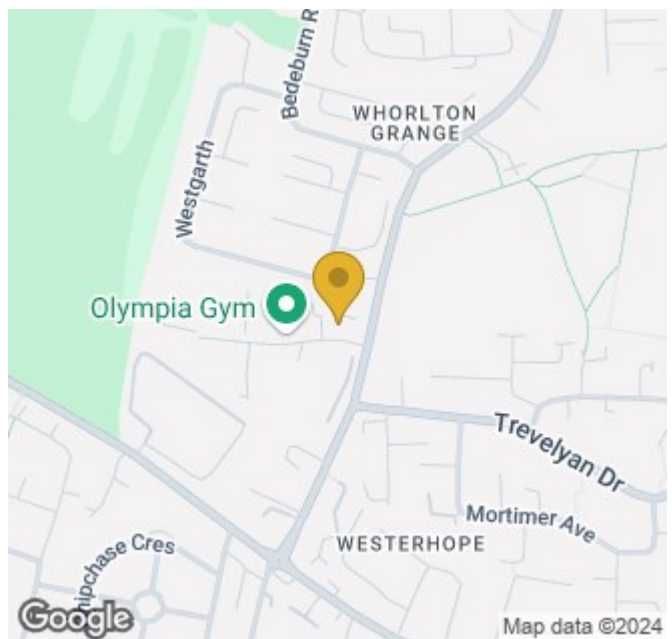
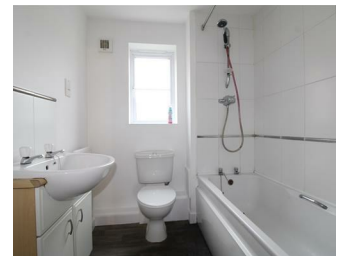
Lounge 14'10 x 11'9 (4.52m x 3.58m)

Kitchen 9'10 x 6'6 (3.00m x 1.98m)

Bedroom 1 10'10 x 10'2 (3.30m x 3.10m)

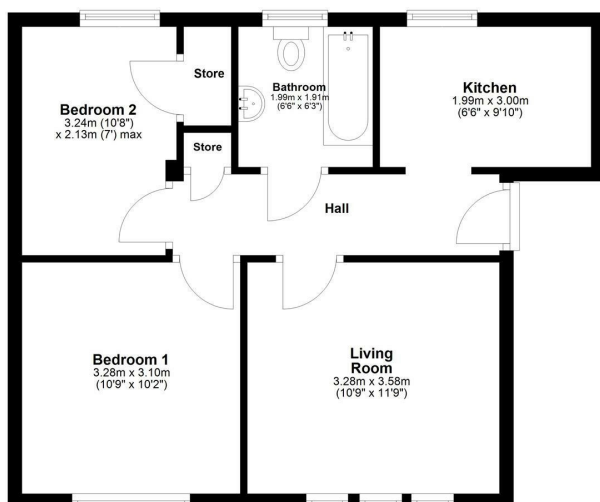
Bedroom 2 10'8 x 7'0 (3.25m x 2.13m)

Bathroom/WC 6'4 x 6'4 (1.93m x 1.93m)



Ground Floor

Approx. 47.3 sq. metres (508.7 sq. feet)



Energy Performance: Current C Potential C

Council Tax Band: A

Distance from School: St Marks RC Primary School: 0.3 Miles

Simonside Primary School: 0.5Miles

Distance from Newcastle Central Railway Station: 1.2 Miles

Distance from Newcastle International Airport: 3.4 Miles

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.