



- 2 Bed First Floor Apartment
- Secure Entry System
- 2nd Bedroom with Juliette Balcony
- Sought After Development

- New Build - Completed 2023
- 25' Open Plan Lounge/Dining/Kitchen
- Bathroom/WC

- Superbly Presented
- Master Bed with En Suite
- Private & Visitor Car Parking

A fabulous opportunity to purchase one of the first re-sales within this sought after development. This well presented 2 bedroomed apartment is in a block of only 3 and is the only one occupying the first floor. With gas fired central heating, sealed unit double glazing and a video entry system, the property is approached via a communal hall and stairs to the first floor with private storage. The Reception Hall has a cupboard housing the combi boiler and leads to the 25' triple aspect, open plan, Lounge/Dining/Kitchen, with the kitchen area well fitted with wall and base units, sink unit, split level oven, 4 ring ceramic hob with extractor over, integral fridge, freezer and auto washer/drier with matching doors. Bedroom 1 has a pleasant aspect to the front and an En Suite Shower/WC with wc with concealed cistern, pedestal wash basin and double shower cubicle with mains shower. Bedroom 2 enjoys a pleasant view with its French doors opening to a Juliette balcony. The Bathroom/WC has a wc with concealed cistern, pedestal wash basin and panelled bath with tiled surrounds,

Externally, The property stands in well tended grounds and there is a private car parking space along with visitor parking. Additionally there are recently installed EV charge points.

Abbey Heights is a new development on the Western periphery of Newcastle, convenient for the A69 and A1 and with good access to local schools. There are good road and public transport links into the city and other surrounding areas, along with easy access to the Tyne Valley.

Reception Hall

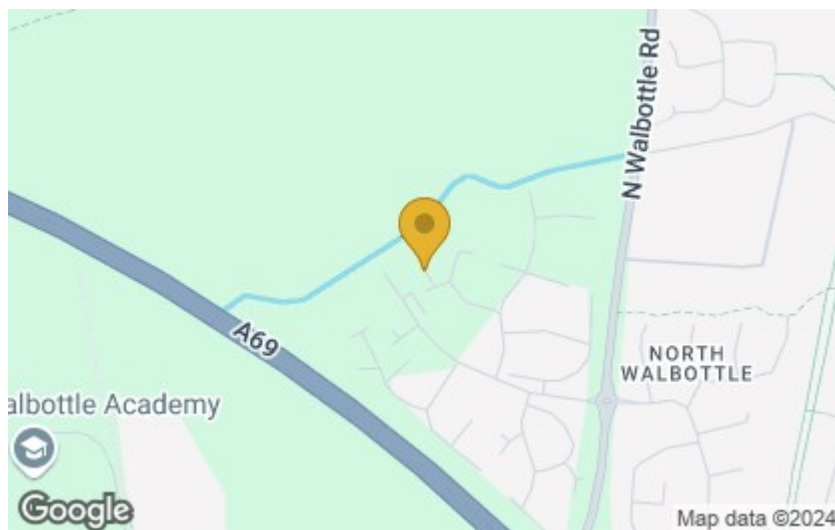
Lounge/Dining/Kitchen 13'0 x 25'9 (max) (3.96m x 7.85m (max))

Bedroom 1 11'10 x 11'7 (+dr recess) (3.61m x 3.53m (+dr recess))

En Suite Shower/WC 7'0 x 6'9 (2.13m x 2.06m)

Bedroom 2 15'10 x 8'5 (4.83m x 2.57m)

Bathroom/WC 7'8 x 7'3 (2.34m x 2.21m)



Energy Performance: Current B Potential B
 Council Tax Band: A
 Distance from School:
 Distance from Metro:
 Distance from Village Centre:
All distances are approximate

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.