



- 2 Bed Ground Floor Apartment
- 27' Open Plan Lounge/Kitchen with Juliette Balcony
- Well Tended Grounds
- Council Tax Band: B EPC: C
- Sought After Development
- Bathroom/WC and En Suite Shower/WC
- Long Leasehold
- Secure Entry System
- Allocated & Visitor Parking
- Ideal for a Professional Person/Couple

A well appointed and presented 2 bedroomed ground floor apartment, in an excellent position in Wharry Court, within this sought after development. With gas fired central heating and sealed unit double glazing, the property is approached via a secure entry system, with communal hall to the property itself. The Reception Hall has a spacious storage cupboard and leads to the 27' open plan Lounge/Kitchen. The lounge area has French doors opening to a Juliette balcony with a pleasant aspect to the front. The kitchen area is fitted with a range of wall and base units with sink unit, split level oven with 4 ring gas hob and extractor over and integral washer with matching door. Bedrooms 1 and 2 are both good sized double rooms with the master bedroom having an En Suite Shower/WC, fitted with a low level wc, pedestal wash basin and double shower cubicle with mains shower. The Bathroom/WC has a low level wc, pedestal wash basin with mirror over and panelled bath with shower mixer.

Externally, the property stands in well tended gardens with allocated and visitor parking and a communal bike store.

Wharry Court is well placed for local amenities, with excellent road and public transport links into the city, to the coast and other surrounding areas.

**Reception Hall**

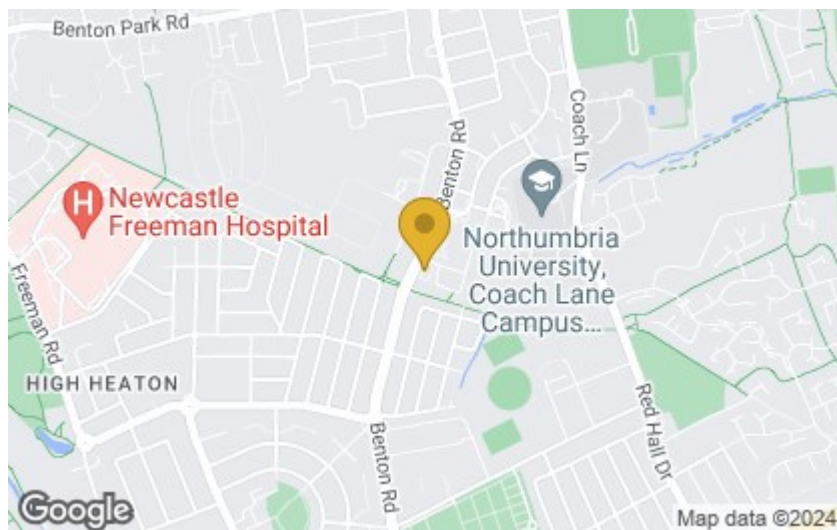
**Lounge/Kitchen 11'2 x 27'6 (max) (3.40m x 8.38m (max))**

**Bedroom 1 13'10 x 8'6 (4.22m x 2.59m)**

**En Suite Shower/WC 9'4 x 4'9 (2.84m x 1.45m)**

**Bedroom 2 13'9 x 8'6 (4.19m x 2.59m)**

**Bathroom/WC 8'0 x 5'8 (2.44m x 1.73m)**



Newcastle City Council 0191 2787878

Energy Performance: C

Council Tax Band: B

Distance from Benton Park Primary School: 0.2 miles

Distance from Longbenton High School: 1.1 miles

Distance from Four Lane Ends Metro Station: 0.6 miles

*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.