



2



1



1

- 2 Bed Apartment
- Jack 'n' Jill Bathroom with Shower
- Communal Gardens & Grounds
- EPC: C Council Tax Band: A
- Secure Entry
- Gas CH & SUDG
- Convenient for Metro
- 23' Lounge/Kitchen with Balcony
- Garage and Store
- Ideal for a Professional Person/Couple

A well presented 2 bedroomed first floor apartment, with the advantage of a garage and store, within this conveniently situated development. Approached via a communal entrance hall, with security entry phone, the apartment has a Reception Hall with cloaks and storage cupboards. The 23' Open Plan Lounge/Kitchen has a pleasant lounge and dining area with French doors opening to a Balcony overlooking communal gardens. The kitchen area is fitted with a range of wall and base units with sink unit, split level oven, 4 ring gas hob with extractor over, plumbing for a washer and cupboard housing the Baxi boiler. Bedroom 1 is to the front and is fitted with wall to wall wardrobes. The Jack 'n' Jill Bathroom/WC has a low level wc, pedestal wash basin, panelled bath with mains shower over and folding shower screen. Bedroom 2 is also to the front. The Garage is to the rear with wrought iron security gates and a store room. There is also visitor parking. Externally, there are well tended communal gardens and grounds. Vendor chain free.

This property is well located for the Metro station, which along with road and other public transport links, makes it ideal for access throughout Tyneside. Chillingham Road itself has an eclectic range of shops, pubs, restaurants and cafes. Heaton is also well served with parks, schools and leisure facilities.

Reception Hall

Lounge/Kitchen 23'8 x 10'0 (7.21m x 3.05m)

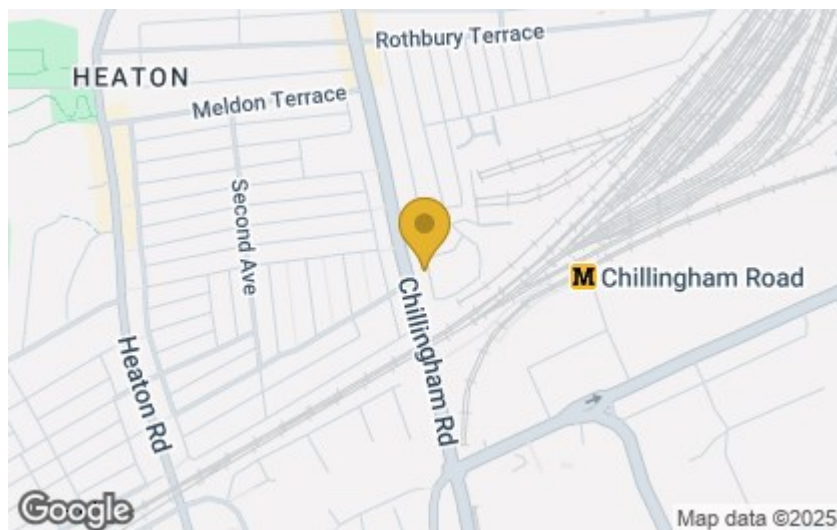
Bedroom 1 10'10 x 9'9 (max to back of 'robes) (3.30m x 2.97m (max to back of 'robes))

Bedroom 2 9'4 x 8'8 (+dr recess) (2.84m x 2.64m (+dr recess))

Jack 'n' Jill Bathroom/WC 7'5 x 6'3 (2.26m x 1.91m)

Garage

Store



Energy Performance: C

Council Tax Band: A

Distance from Chillingham Road Primary School: 0.1

Distance from St. Teresa's Catholic Primary School

Distance from Manors Metro: 1.4 miles

Distance from Newcastle Central Station: 2.9 miles

Distance from Newcastle International Airport: 8.6 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.