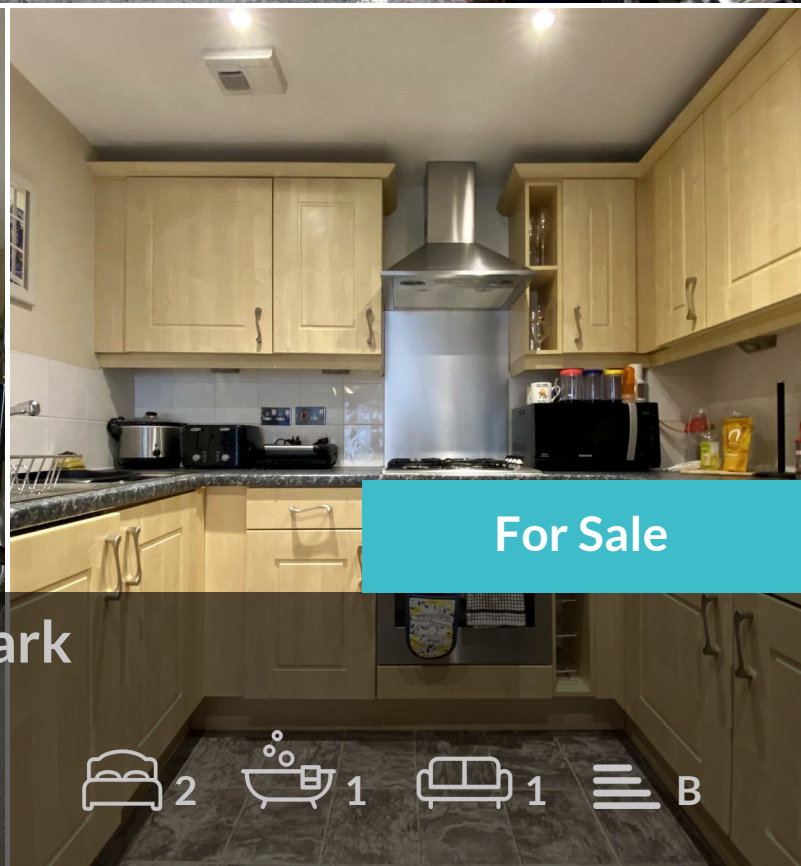




**WALTON
ROBINSON**



For Sale

17 Charlton Court Manor Park

High Heaton, NE7 7FX

£129,950 Leasehold



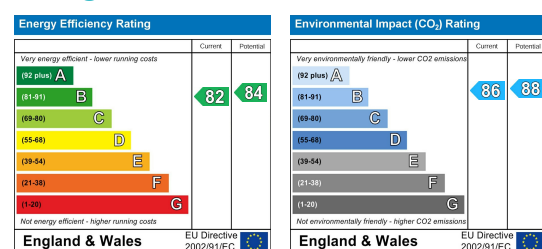
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Walton Robinson Office on 01912431000 if you wish to arrange a viewing appointment for this property or require further information.

- First Floor Apartment
- Open Plan Living Area
- En-Suite Shower Room
- East Facing Balcony
- Allocated Car Parking Space
- Two Double Bedrooms
- Kitchen w/ Integrated Appliances
- Family Bathroom
- Gas Central Heating
- EPC Rating B



Spacious first floor apartment on popular estate located ideally for commuting to Newcastle city centre or towards The Coast. The property is accessed via a communal entrance with fob & telephone entry system, lift or stair access to all floors. The apartment briefly comprises of large open plan living area with space for a large sofa, dining area and access to the east facing balcony from outward opening glazed doors, the kitchen benefits of integrated appliances, there are two double bedrooms with an en-suite shower room to the main bedroom and family bathroom. Additionally the property has gas central heating and an allocated car parking space.

Manor Park is located ideally for Four Lane Ends with its wealth of local amenities including Tesco Express, local shops and transport interchange, though bus services can be found immediately on Benton Road for access to Newcastle City Centre and Killingworth. There is a large Sainsbury's store nearby, the Freeman Hospital and HMRC office development are also within walking distance.

The property is currently let on a periodic agreement and can be available with vacant possession via negotiation making the property an ideal first time buy or investment opportunity.



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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