


# SIGNATURE

## NORTH EAST

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 Conifer Court, Newcastle Upon Tyne NE12 9QU

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**£79,950**

Signature North East welcomes you to Conifer Court in the vibrant city of Newcastle Upon Tyne. This charming flat offers a fantastic opportunity to enjoy city living at its best. Perfectly positioned, this flat places you within easy reach of local amenities, and excellent transport links. The A19 road is conveniently accessible, providing connections to the wider road network and a short drive away from Silverlink Shopping Park, which offers a range of high street shops and restaurants. The property also has excellent transport links. Additionally, the property is situated near a green field with a playground, adding a touch of nature and recreation to your urban lifestyle.

The layout of this apartment is designed for comfort and convenience. Step inside, and the corridor will lead you to all the rooms. To your left, you'll find the well-appointed double bedrooms, both completed with fitted wardrobes and perfect for your desired furniture. Adjacent to the bedrooms, the three-piece family bathroom is complete with a bathtub and shower, making it easily accessible for both residents and guests.

At the end of the corridor, you'll discover the bright and spacious living room, the central space of the home. This inviting area boasts an electric fire and ample space for your dining table, creating a perfect setting for both relaxation and entertaining. The kitchen, accessed through the living room, is ideal for hosting guests as you are never far away from the action. The kitchen is fully equipped with an integrated fridge freezer, hob, oven, and a freestanding washing machine.

The property includes a single garage in the block behind the building and offers on-site off-road parking without the need for permits.

Don't miss the chance to call this delightful flat your new home and experience the best of Newcastle upon Tyne living. Call Signature North East today to book your viewing.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 54.7 sq. metres (588.7 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
16'0" x 10'7"


Kitchen  
7'8" x 7'0"

Bedroom One  
10'4" x 10'0"

Bedroom Two  
12'9" x 7'9"

Bathroom  
6'1" x 5'5"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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