

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





Williams Park, Newcastle Upon Tyne NE12 8BL

Signature North East welcomes you to this second-floor, two-bedroom flat, located in the popular residential area of Benton. The surrounding neighbourhood offers an excellent range of amenities including shops, schools, and a variety of eateries. Transport links are highly convenient, with both Four Lane Ends and Benton Metro stations close by, making travel across the region effortless.

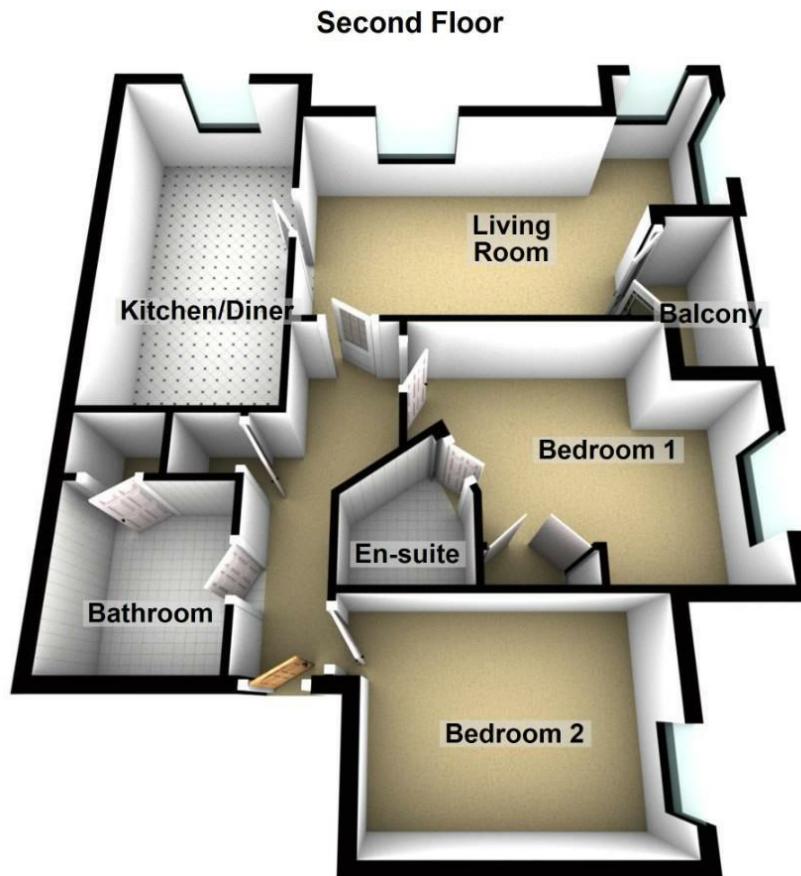
Upon entering the property, you are welcomed into the entrance hall, which also offers a convenient storage cupboard. From here, you step into the spacious living room, providing ample space for furnishings and boasting multiple large windows that fill the room with natural light. A balcony is accessed via the living room, offering a pleasant spot for fresh air and a connection to the outdoors. The kitchen provides a practical range of wall and base units with coordinating worktops, creating a functional space for everyday use.

Continuing through the apartment, you will find two well-proportioned double bedrooms. The principal bedroom enjoys the added benefit of an en suite for extra comfort and privacy. Completing the home is the family bathroom, equipped with a walk-in shower, wash basin, and WC.

Externally, the property offers one allocated parking space along with additional visitor parking, providing convenience for both residents and guests.



PROPERTY FLOORPLAN



Total area: approx. 71.3 sq. metres (767.3 sq. feet)

Measurements:

Kitchen / Diner
16'10" x 8'3"

Living Room
17'11" x 13'3"

Bedroom One
14'7" x 10'5"

Bedroom Two
11'6" x 8'11"

Bathroom
7'4" x 6'9"

En Suite
5'6" x 5'2"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		





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