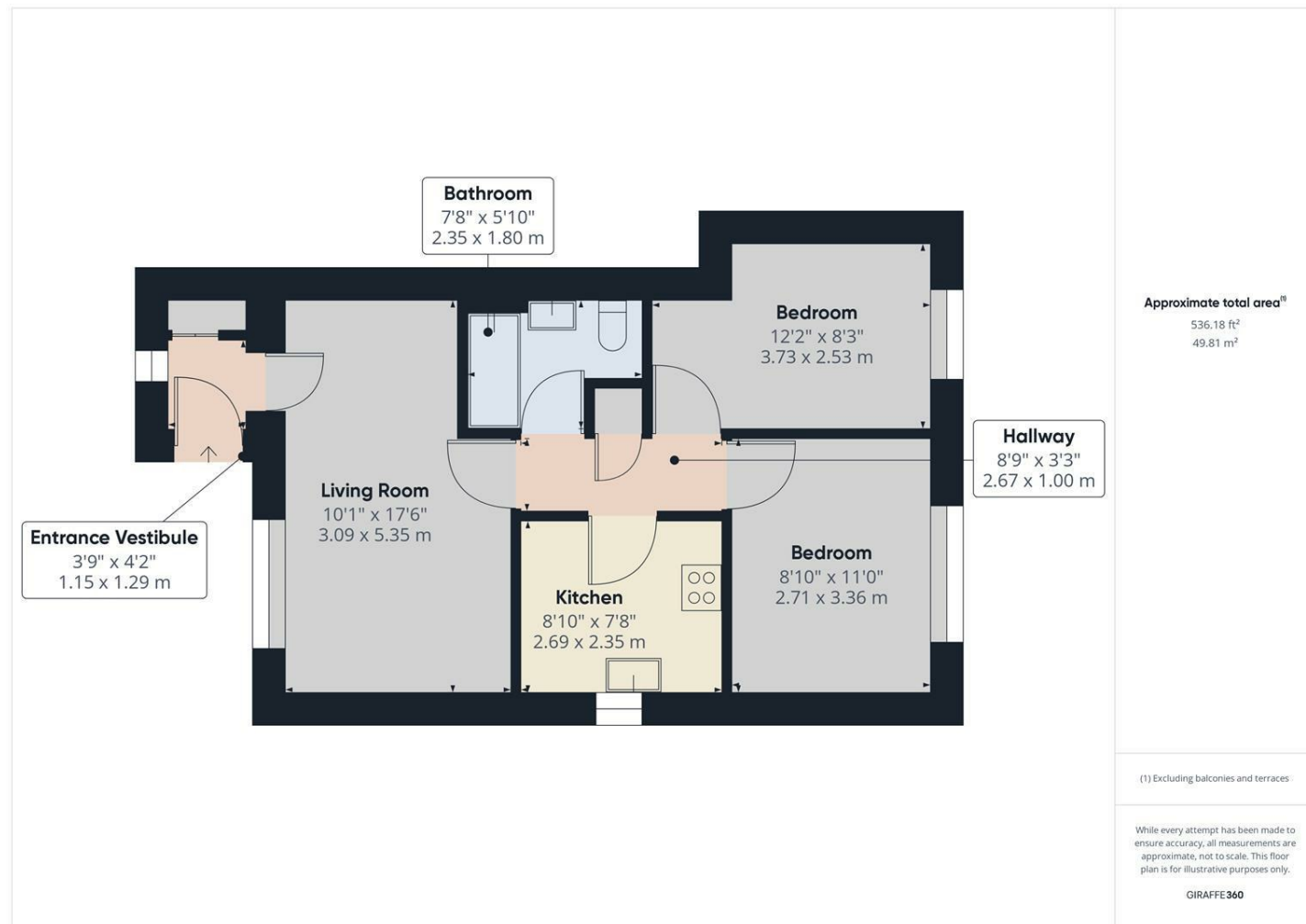




Cloverfield, West Allotment



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	78	78
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £120,000

Description

TWO BEDROOM GROUND FLOOR APARTMENT SITUATED WITHIN THIS SOUGHT AFTER RESIDENTIAL DEVELOPMENT IN WEST ALLOTMENT - NO UPPER CHAIN

Brannen & Partners are delighted to offer to the market this two bedroom ground floor apartment in the sought after residential development of West Allotment. Boasting good size accommodation, modern fitted kitchen and quiet position within a cul de sac.

Briefly comprising: Secure private entrance incorporating an integral storage cupboard. The open plan living room is a great space, a large feature window overlooks the front of the property providing large amounts of natural light. Beyond, the central hallway provides access to all principal rooms of the home. The well equipped kitchen has a good range of fitted units which includes integrated electric oven, hob and extractor hood, as well as under counter space for appliances and sufficient space for dining. There are two double bedrooms to the rear, overlooking the enclosed communal gardens. Completing the property, the main bathroom is neutral in design and offers an integral bath with shower overhead, wash basin and WC.

Externally, there is a detached garage with driveway parking, as well as well maintained communal gardens.

West Allotment is a popular residential development, the area offers ease of access to a variety of local amenities at the nearby Northumberland Park as well as Silverlink Retail Park. There are excellent local transport links such as the Metro station and road links to Newcastle city centre and other coastal towns. The local wagonways and bridle paths offer wonderful scenic walks.

Private Entrance

3'9" x 4'2"

Living Room

10'1" x 17'6"

Hallway

8'9" x 3'3"

Bathroom

7'8" x 5'10"

Kitchen

8'9" x 7'8"

Bedroom One

12'2" x 8'3"

Bedroom Two

8'10" x 11'0"

Detached Garage & Driveway

Communal Gardens

Tenure

Leasehold - 108 years remaining

