



Hawkshead Place, Newton Aycliffe



Offers Invited over £68,000



Hawkshead Place

Newton Aycliffe

Stylish & Spacious 2-Bedroom Second-Floor Apartment
A fantastic opportunity to acquire this beautifully presented, modern 2-bedroom apartment—ideal for first-time buyers, professionals, or investors.

Located in a popular residential development, this second-floor home features a bright, open-plan living and dining area, with patio doors opening onto a charming Juliette balcony.

The contemporary kitchen flows seamlessly into the living space, perfect for both everyday living and entertaining. A recently installed Baxi boiler (October 2025) with a five-year warranty provides energy efficiency and peace of mind.

Both bedrooms are generously sized and complemented by a sleek, modern bathroom. Neutral décor throughout gives a fresh, move-in-ready feel while still offering scope to add your own personal touch.

Conveniently positioned near local shops, reputable schools, and excellent transport links, this property combines style, comfort, and practicality in one superb package.

- Turn-key modern apartment
- Allocated Parking
- Ideal for first time buyers / investors
- Lounge/dining room with "Juliet" balcony
- Modern kitchen and bathroom
- New Baxi Boiler Installed
- Close to train station, local shops and schools
- Energy Efficiency Rating: C



Additional Apartment Details:

- **Lease:** 125 years from 1 January 2007 (106 years remaining)
 - **Ground Rent:** None
 - **Service Charge:** A stable £111/month, covering building insurance and maintenance of communal grounds - Please contact for more information.
 - **Leasehold Reform:** Under the Leasehold and Freehold Reform Act 2024, eligible leaseholders can now extend their lease or purchase the freehold from day one, removing the previous two-year waiting period
 - **Heating:** Brand-new energy-efficient Baxi Boiler installed October 2025 (Includes full 5-year parts & labor warranty).
- This apartment represents a rare combination of modern style, convenience, and long-term security.

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Note: Photographs have been virtually staged for illustrative purposes only and are intended to provide an idea of how the property could look with furniture.

Council Tax band: A

Tenure: Leasehold



Hallway

With Storage Cupboards 4'2" x 13'3" (1.27 x 4.04 meters)

Bedroom 1

11'0" x 10'8" (3.38 x 3.26 meters)

Bedroom 2

9'6" x 10'7" (2.91 x 3.23 meters)

Bathroom

Has had a new shower installed 6'7" x 6'1" (2.01 x 1.87 meters)

Lounge/Diner

21'5" x 9'9" (6.55 x 2.97 meters)

Kitchen

7'11" x 7'11" (2.43 x 2.42 meters)



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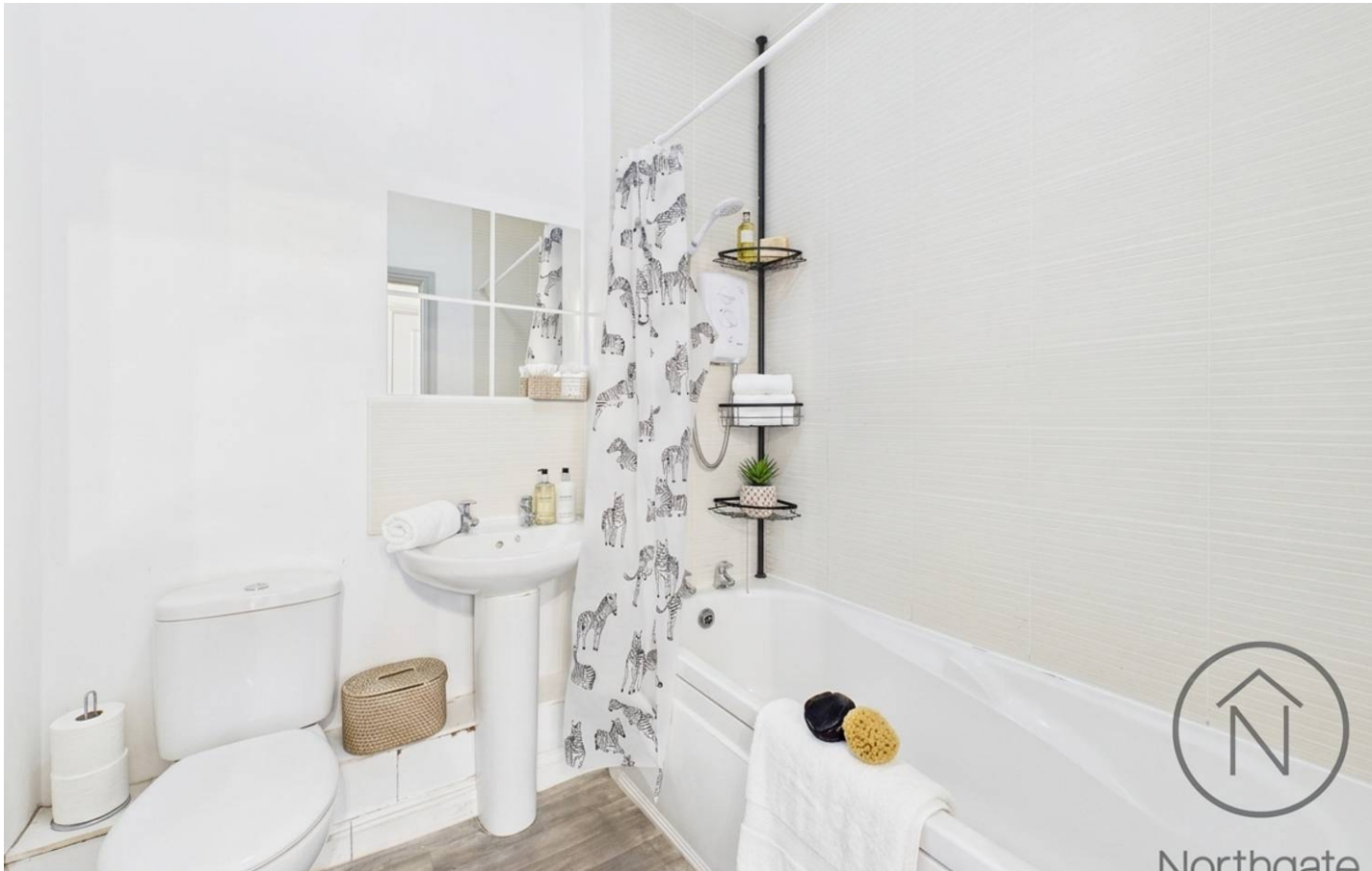
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COMMUNAL GARDEN

ALLOCATED PARKING

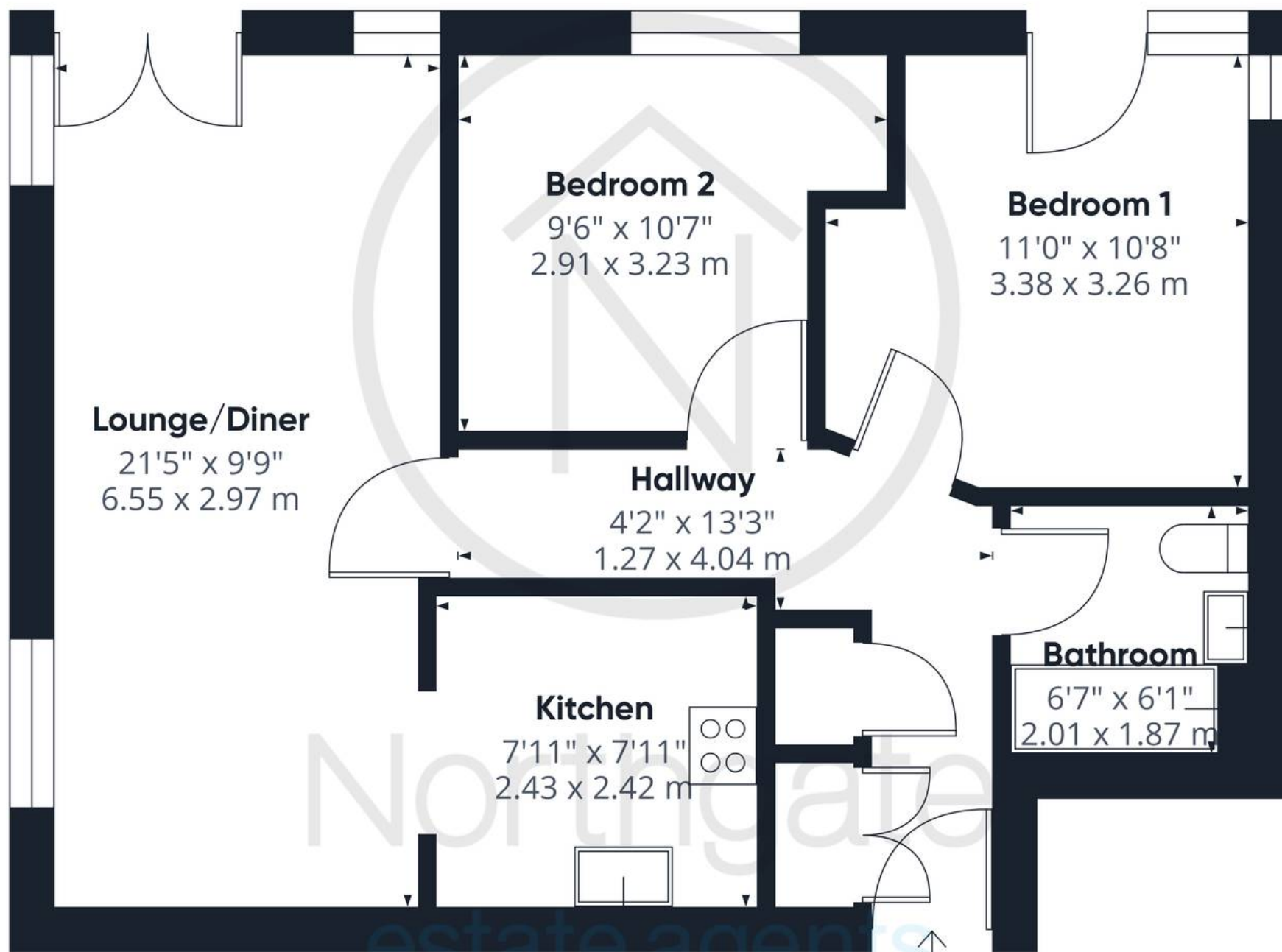
1 Parking Space

Allocated parking has door number





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Approximate total area⁽¹⁾

595 ft²

55.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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