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# Brookfield

## Northumberland Park, Newcastle upon Tyne, NE27 0BJ

## Asking Price £125,000

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Modern top floor apartment in Northumberland Park with great transport links, and nearby shops and amenities.

The property briefly comprises: open-plan living area with kitchen equipped with appliances; one double bedroom with ensuite shower room; one large single bedroom and main bathroom.

Benefits from one allocated parking space, gas central heating, double glazing and being within walking distance to local shops and metro station.

The apartment is sold with no onward chain, and makes a delightful home or a solid investment buy with a track-history on the rental market.

Communal Entrance Way
The block is accessed via secure entry system/key, giving access to the maintained communal hallway with locked post boxes, and having stairs to access all floors.

Private Entrance Hall 3'2" x 12'10" (0.97 x 3.93)
The apartment is located on the second floor, accessed via solid wood door to a the entrance hall with storage cupboard, and access throughout the property.

Open-plan Living Space 11'10" x 16'4" (3.62 x 4.98)
A light and airy space with field views to the rear of the property, and open to the:

Fitted Kitchen 7'11" x 8'2" (2.42 x 2.51)
With a range of wall and floor units; integrated gas hob and electric oven with extractor over; integrated under-bench fridge; space/plumbing for washing machine. Window to rear of the building.

Master Bedroom 10'11" x 13'10" (3.34 x 4.22)
Good-sized double room with window to the front aspect and en-suite shower room

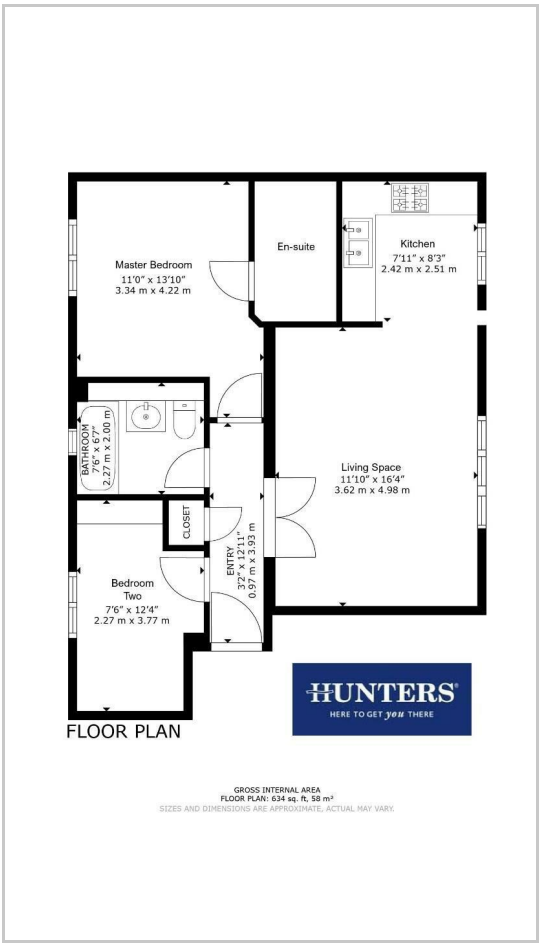
Second Bedroom 7'5" x 12'4" (2.27 x 3.77)
Large single also overlooking the front of the building

Main Bathroom 7'5" x 6'6" (2.27 x 2.00)
With opaque window to the front aspect and fitted with white suite: panelled bath; pedestal handwash basin and low-level w.c

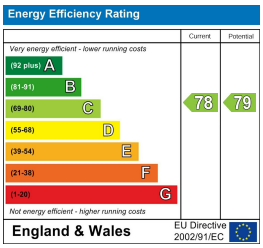
External
The Building is set in maintained communal gardens with a residents carpark with numbered bays and permit required. There are limited visitors spaces

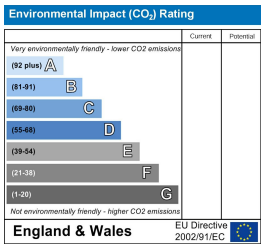
## Area Map

## Floor Plans




## Energy Efficiency Graph




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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