



12 Nursery Gardens  
, Newcastle Upon Tyne, NE5 2TT  
**£99,950**



**Trading Places**

Coastal and Country Property Specialists



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## 12 Nursery Gardens

, Newcastle Upon Tyne, NE5 2TT

Trading Places are delighted to bring to the market this immaculate ground floor apartment, ideally located on Nursery Gardens, close to local shops and amenities, with fantastic transport links into Newcastle and beyond.

The accommodation briefly comprises: a communal entrance with stairs leading to all floors, private entrance hall, front-facing lounge/dining area, modern kitchen, bathroom, and two double bedrooms. Externally, there is a private car park with an allocated bay. Further benefits include gas central heating and UPVC double glazing. The property also enjoys a communal entrance and access to shared external gardens.

Nursery Gardens is located in Fenham to the west end of Newcastle city. The area provides a good range of services, including schooling, shopping and recreational services such as libraries and pubs. The A1 and A69 are both close at hand linking to the national motorway network. Newcastle city centre is also within easy reach.

Viewings are highly recommended and can be arranged by contacting our branch on 0191 251 1189. EPC Rating C. Council Tax Band A.

### Communal Entrance

Welcoming communal area with stairs leading all floors.

### Entrance Hallway

Private spacious entrance hallway with hardwood front door. Laminate floors and doors leading to living room, bedrooms and bathroom.

### Living/Dining Room

20'1 x 12'2 (6.12m x 3.71m)

Front facing modern living/dining room with UPVC double glazed bay window allowing for an abundance of natural light. Space for dining room table, two radiators and archway to kitchen.

### Kitchen

12'2 x 7'6 (3.71m x 2.29m)

Modern fitted kitchen incorporating wall and base units with tiled splash backs. Electric oven, gas hob, extractor hood, stainless sink and UPVC double glazed window to rear external gardens. Space for fridge freezer and space and plumbing for washing machine. Additional large storage cupboard housing combi boiler





#### Bedroom One

11'10 x 9'6 (3.61m x 2.90m)

To the rear of the property is spacious bedroom one which benefits from two large double built in wardrobes as well as an additional large storage cupboard. Radiator and UPVC double glazed window.

#### Bedroom Two

8'7 x 8'6 (2.62m x 2.59m)

Front facing double bedroom with radiator and UPVC double glazed window.

#### Bathroom

6'10 x 5'6 (2.08m x 1.68m)

Modern spacious bathroom with large shower cubicle, pedestal wash basin and low level WC. Tiled walls and storage.

#### External

Allocated parking bay and communal gardens.

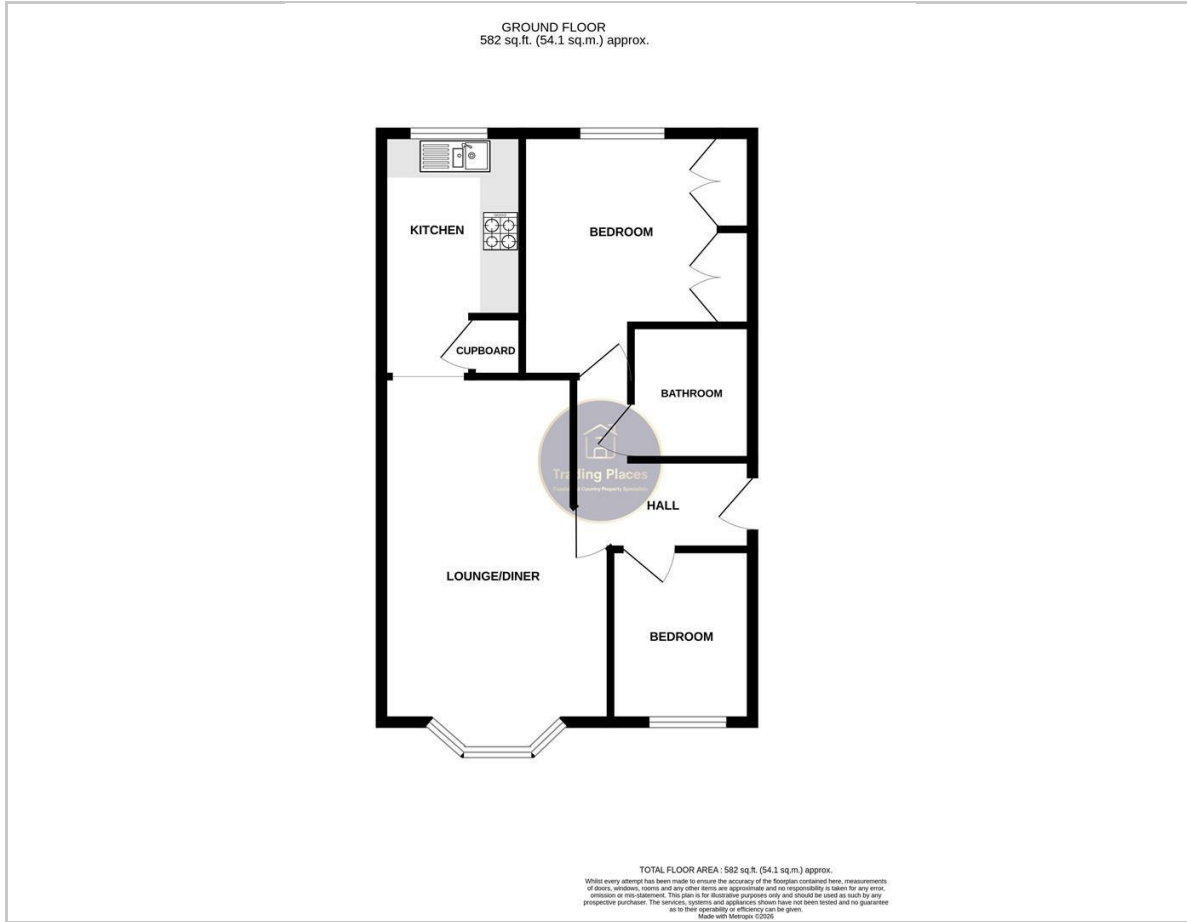
#### Lease Information

Lease Term: 999 years from 01.01.2002

Annual Ground Rent: £79.86

Annual Service Charge: £1,470.00

## Floor Plan



## Area Map



## Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

