



# Alexander Hudson Estates

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Sales Particulars

# Alexander Hudson Estates

Briar Edge, NE12



# The Property

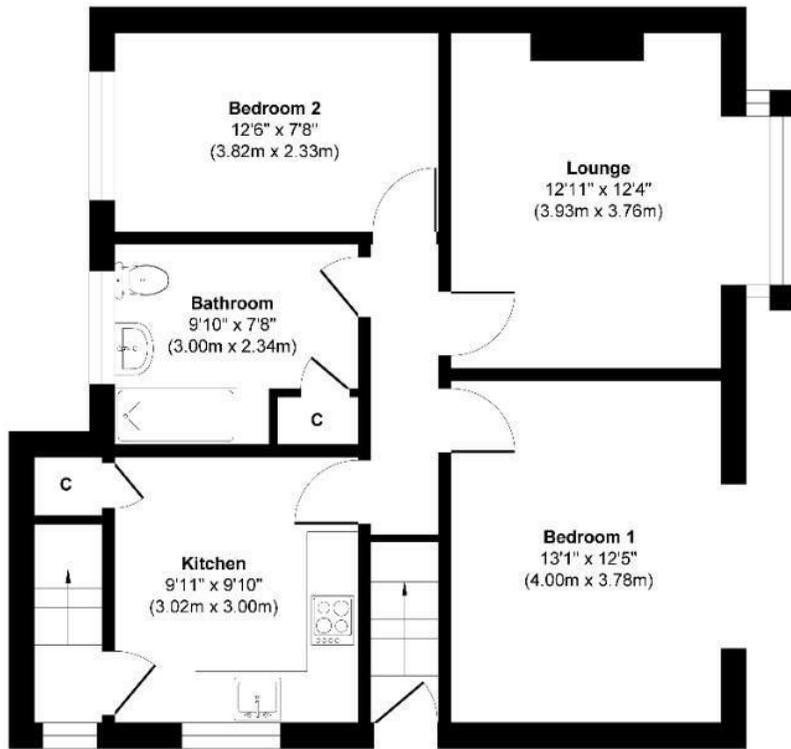
Alexander Hudson Estates are delighted to present to the market this bright and spacious two-bedroom upper-floor apartment, ideally located within easy walking distance of local amenities, transport links, and schools.

The property is well presented and meticulously maintained throughout. Accommodation briefly comprises an inviting entrance hallway, a stylish lounge featuring a large front-facing bay window that allows an abundance of natural light to pour in, and a contemporary fitted kitchen with space for a dining area. There are two generously proportioned bedrooms, while a modern shower room completes the internal layout.

Externally, the property benefits from a lawned garden to the front.

Forest Hall is a well-established suburb named after the Victorian mansion that once stood in the area. This leafy neighbourhood offers a mix of properties, local shops, cafés such as Sands of Tyne Coffee Shop & Bar, and supermarkets, complemented by nearby green spaces. Benton Metro Station and road links via the A19 and A1 provide straightforward commuting. Families are well served by schools including Forest Hall Primary and Ivy Road Primary, alongside nearby secondary schools. With its combination of character, amenities, and green surroundings, Forest Hall remains a highly desirable area for residents of all ages.

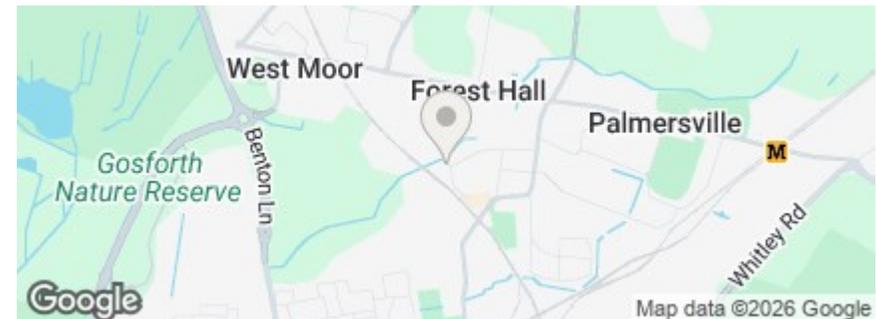
Leasehold  
Council Tax: A  
EPC Rating: 75



Ground Floor  
Approximate Floor Area  
666 sq. ft  
(61.88 sq. m)

**Approx. Gross Internal Floor Area 666 sq. ft / 61.88 sq. m**

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