



2



1



1

- 2 Bedroom Flat
- Garden to Rear
- Gas Central Heating
- Council Tax A

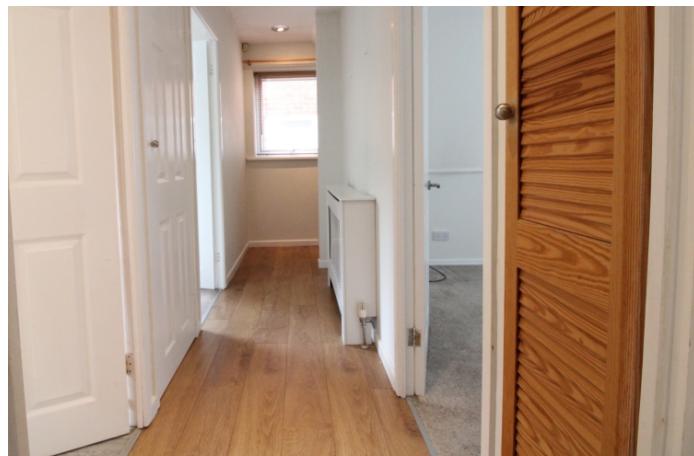
- First Floor
- Garage in a Block
- Sealed Unit Double Glazed Windows

- No Upper Chain
- Popular Residential Location
- EPC C

2 bedroom first floor flat with no upper chain involved, benefiting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance with laminate flooring and stairs to the first floor Landing which has a loft hatch and 2 storage cupboards. Lounge with a feature fireplace and wall lights. Kitchen with wall and base units, roll top work surfaces, one and a half stainless steel sink and drainer unit, tiled splash back, integrated electric oven and hob, plumbed for a washing machine, Combo boiler enclosed in a wall unit. Bathroom which has a paneled bath with an electric shower over, pedestal hand wash basin, low level w/c, tiled walls, heated towel rail. Bedroom 1 is to the front aspect and has a storage cupboard, Bedroom 2 is to the rear aspect.

Externally there is a garden to the rear and a garage in a block.

Chapel Park is one of the more traditional and established residential areas in the West of Newcastle and lies a short distance from the city centre which can be easily reached via numerous bus routes. Newcastle provides an excellent array of schooling, cultural and shopping facilities including the Metro Centre and Quayside. The A69 and A1 trunk roads are also close at hand providing excellent transport links.



Energy Performance: Current C Potential C
Council Tax Band: A
Distance to Milecastle Primary School: 0.4 miles
Distance to Metrocentre: 3.7 miles
Distance to City Centre: 4.8 miles



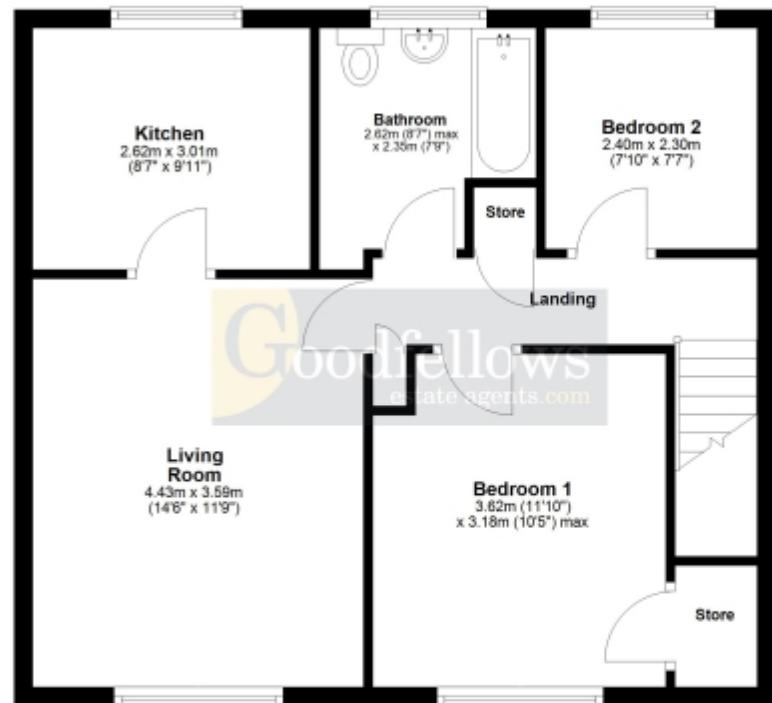
Ground Floor

Approx. 3.8 sq. metres (40.7 sq. feet)



First Floor

Approx. 56.2 sq. metres (605.1 sq. feet)



Total area: approx. 60.0 sq. metres (645.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.