



14 Trevelyan Close

Shiremoor, Newcastle Upon Tyne, NE27 0FJ

Price Guide £130,000



Trading Places

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14 Trevelyan Close

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Trading Places welcome to the market this charming ground floor apartment located in the popular development of Trevelyan Close. Situated in a peaceful cul-de-sac, the stylish apartment boasts a secure entry system, two double bedrooms and a fabulous sized lounge; the living area flows into the modern kitchen with integrated appliances.

Nestled to the rear of the residential development, the property's position is unmatched. With direct access to a variety of local scenic walks, as well as local amenities such as shops and schooling for all ages and excellent transport links such as A19, the location is ideal.

The secure communal entrance leads to the apartment positioned on the ground floor. Upon entering, there is an inviting reception hall which provides access to all principal rooms, whilst also housing integral storage. The open plan lounge kitchen is flooded with natural cheerful light. There is a modern kitchen fitted with all necessary appliances such as an integral fridge freezer, hob, oven, extractor hood, washing machine and dishwasher. The two double bedrooms offer plenty of space and comfort; the master bedroom further benefits from an en-suite shower room. Finishing off the apartment is the sizable main bathroom.

One of the highlights of this apartment is the private car park with allocated parking, ensuring convenience for residents. Additionally, there is visitor parking available.

Whether you're looking for a cozy home or a smart investment opportunity, this property has the potential to meet your needs. Don't miss out on the chance to own or rent this lovely apartment in a desirable location. Book a viewing today with Trading Places on 0191-2511189. EPC Rating C. Council Tax Band B.



Communal Entrance

Secured communal entrance to the front of property giving access to all levels.

Private Hallway

Entrance through front door into private hallway with single radiator. Doors leading to lounge/kitchen, bedroom one with en-suite, bedroom two and bathroom. Large cupboard providing additional storage.

Lounge

13'11 x 12'2 (4.24m x 3.71m)

The rear facing living area is bright and airy incorporating two UPVC double glazed windows allowing an abundance of natural light. One double radiator and open plan to the kitchen.

Kitchen

10'10 x 10'3 (3.30m x 3.12m)

Modern kitchen benefitting from wall, base and drawer units with matching worktops to up stands incorporating one and a half bowl sink with mixer taps and grooves into granite. Integrated appliances include single oven, ceramic hob, chimney hood, fridge freezer, dishwasher and washing machine. Ceiling pendant light, UPVC double glazed window and cupboard housing wall mounted combi boiler.





Bedroom One

13'0 x 11 (3.96m x 3.35m)

A good sized double bedroom which is bright and side facing with UPVC double glazed window, single radiator, TV point and door to the en-suite.

En-suite

Complete with a walk in shower, pedestal wash basin and low level WC. There is an extractor fan, pendent light, partially tiled walls and radiator.

Bedroom Two

13'0 x 9'4 (3.96m x 2.84m)

Double bedroom which is side facing with UPVC double glazed window and single radiator.

Bathroom

Bathroom complete with paneled bath, pedestal wash basin and low level WC. There is an extractor fan, ceiling spotlights, partially tiled walls, fully around bath to suit shower installation and a towel warmer.

External

Externally there are well kept communal gardens with allocated parking bays for residents and visitor.

Lease Details

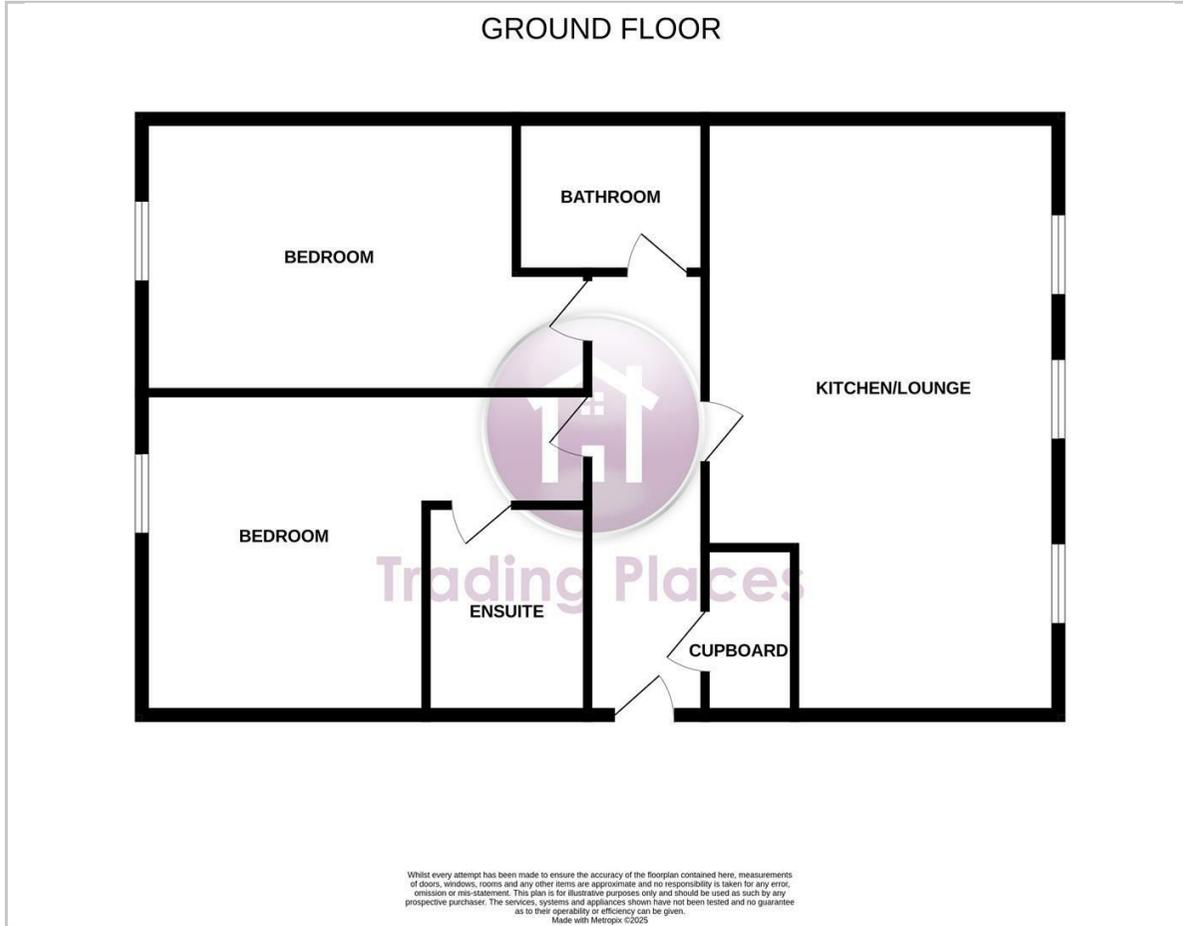
Lease Term: 125 years from 1 January 2016

Quarterly Ground Rent: £45.44

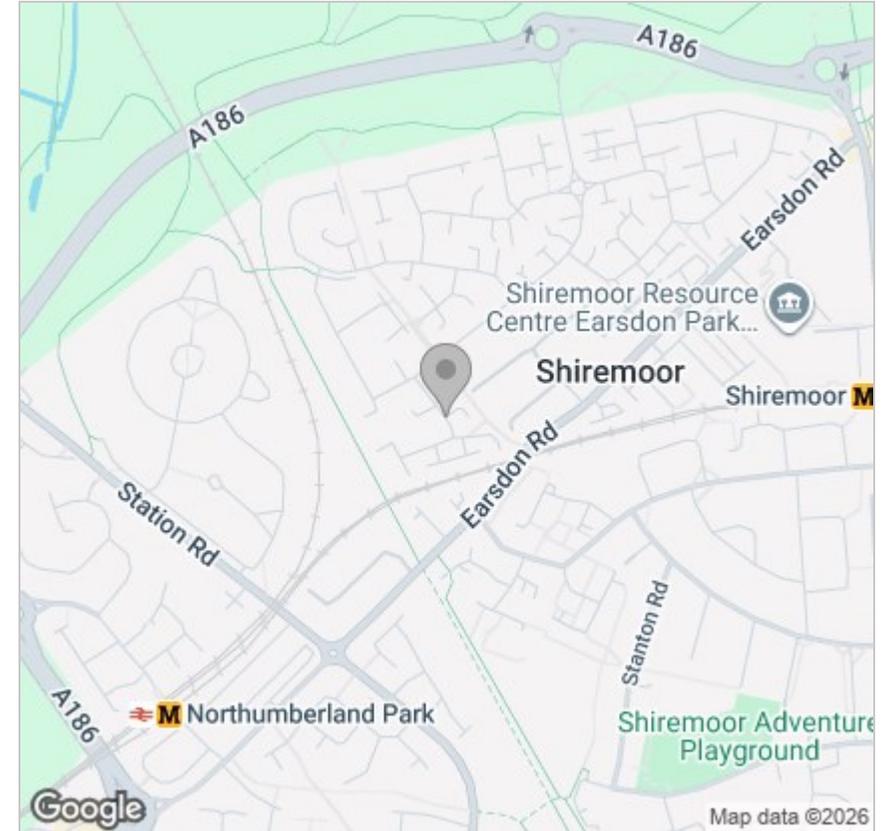
Quarterly Service Charge: £274.60



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

