



20 Charlton Court, Newcastle Upon Tyne, NE7 7FX

Offers Over £145,000

Hive Estates presents to the market this modern first floor two bedroom apartment for sale in the popular Manor Park development in High Heaton. Externally, the balcony offers outside space for buyers to relax, with decked flooring and a glass panelling.

Set in the west building Charlton Court this spacious apartment has a large open plan kitchen, living and dining space with French doors to the secluded balcony allowing natural light to flood the space. The trendy decor brings a homely feel to the apartment with stylish touches, and the property is in excellent condition throughout. Upon entrance, the functional hallway connects to each room and provides an integral storage cupboard. Newly fitted engineered oak flooring runs from the hallway into the kitchen, living and dining space, providing a seamless, connected feel. Into the spacious and social open-plan kitchen/living space, the room is ideal for entertaining. The kitchen is modern with wood effect cupboards, and is fitted with integrated washing machine, fridge/freezer, wine rack, oven and hob. Whilst the living space is light and inviting with access to the balcony.

The stylish master bedroom is expansive and is equipped with an en suite. Fitted with walk in shower, pedestal wash basin, WC and heated towel rail, the en-suite is contemporary yet practical. Adjacent to this room, is the second bedroom, again well sized and neutrally decorated. Through to the family bathroom, decorated in a white finish, this large space offers a fitted bath with shower over, pedestal wash basin, WC and heated towel rail.

With an intercom system, well maintained communal areas and ideal transport links, this property is a perfect fit for a variety of buyers. With allocated parking, this apartment makes an ideal first home or investment.

Kitchen/Diner 26'1" x 12'11" (7.96 x 3.95)

Bedroom 1 15'5" x 8'5" (4.71 x 2.58)

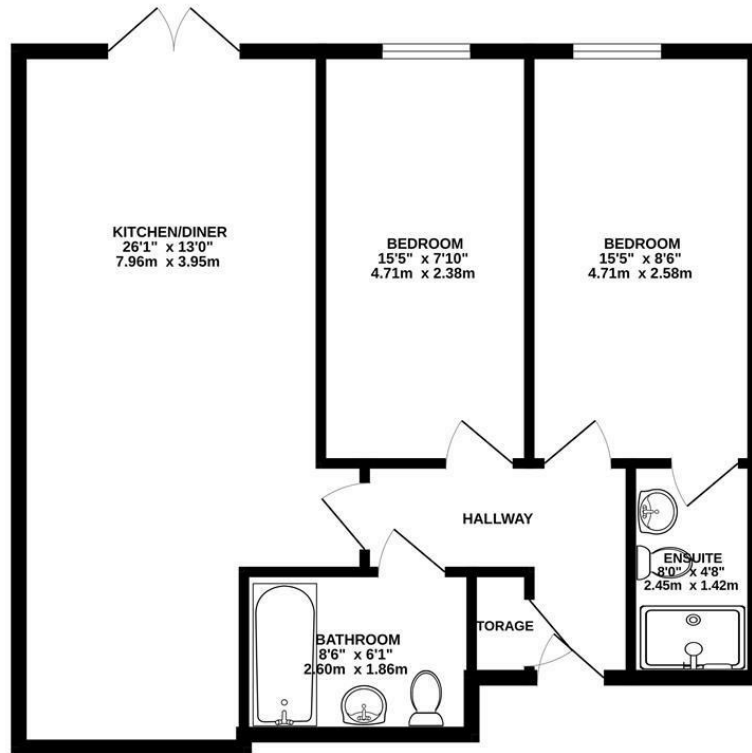
Bedroom 2 15'5" x 7'9" (4.71 x 2.38)

Bathroom 8'6" x 6'1" (2.60 x 1.86)

Ensuite 8'0" x 4'7" (2.45 x 1.42)

Floor Plan

2ND FLOOR
688 sq.ft. (63.9 sq.m.) approx.

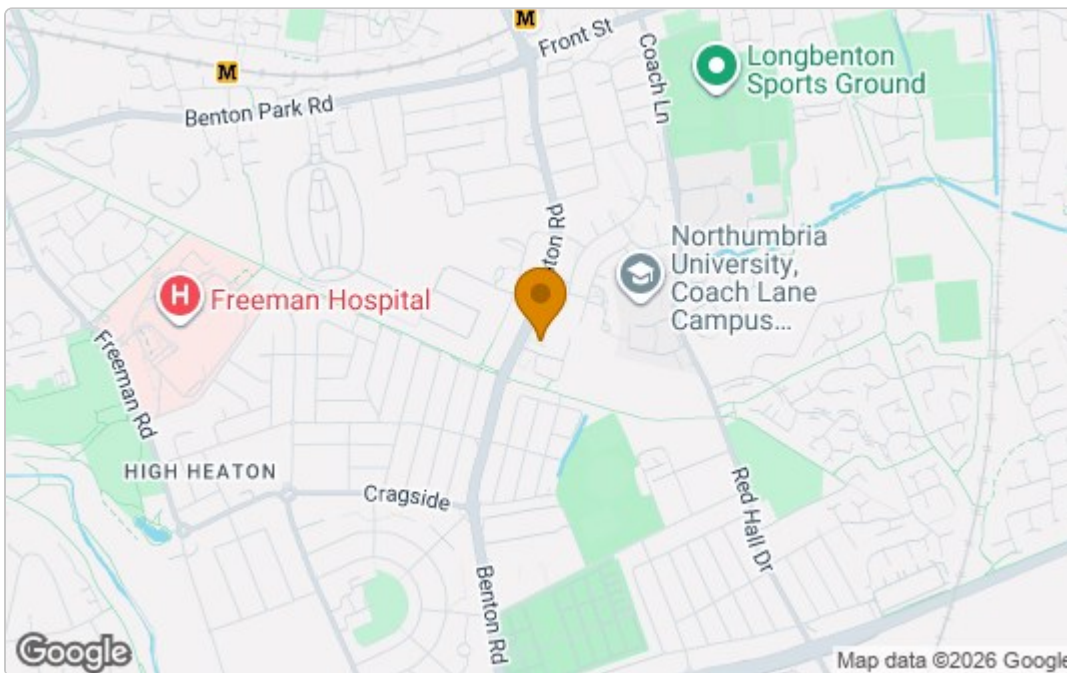


CHARLTON COURT NE7 7FX

TOTAL FLOOR AREA: 688 sq.ft. (63.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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.