



## **The Cedars Park Road, Newcastle Upon Tyne, NE4 7DX**

**Offers Over £55,000**

Hive Estates welcomes to the market this superb apartment in The Cedars, a modern development in Newcastle Upon Tyne. Overlooking the city Centre and Gateshead, this apartment comes with fantastic views of Newcastle's landmarks along with an open plan living space.

Comprising of an open plan kitchen/lounge, a generous bedroom and family bathroom with shower over bath. The living area has been stylishly decorated, with picture window allowing lots of natural light. The kitchen is modern, equipped with free standing oven, hob and designated space for other appliances making the space fully functional.

Externally, allocated parking and visitors parking surrounds the building. With video intercom entry system along with stair and lift access, this home would be a great place to live, with great access to the City Centre and transport links.

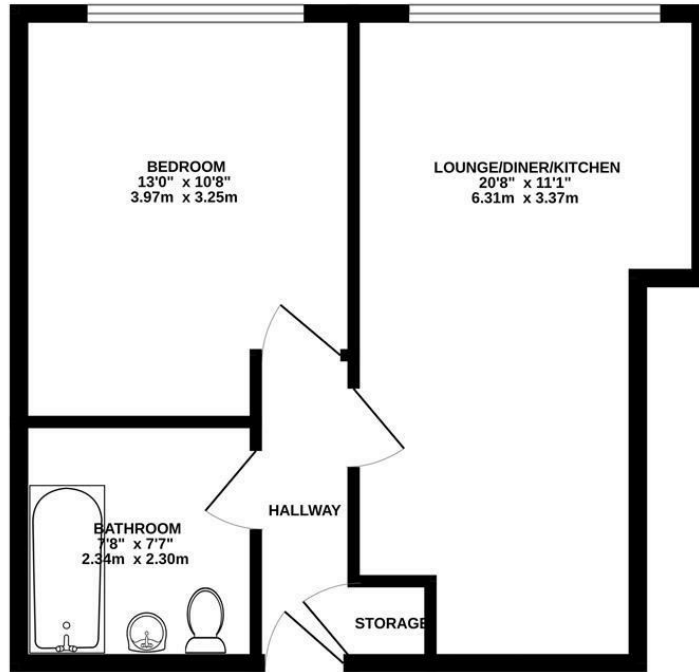
**Lounge/Diner/Kitchen 20'8" x 11'0" (6.31 x 3.37)**

**Bedroom 1 13'0" x 10'7" (3.97 x 3.25)**

**Bathroom 7'8" x 7'6" (2.34 x 2.30)**

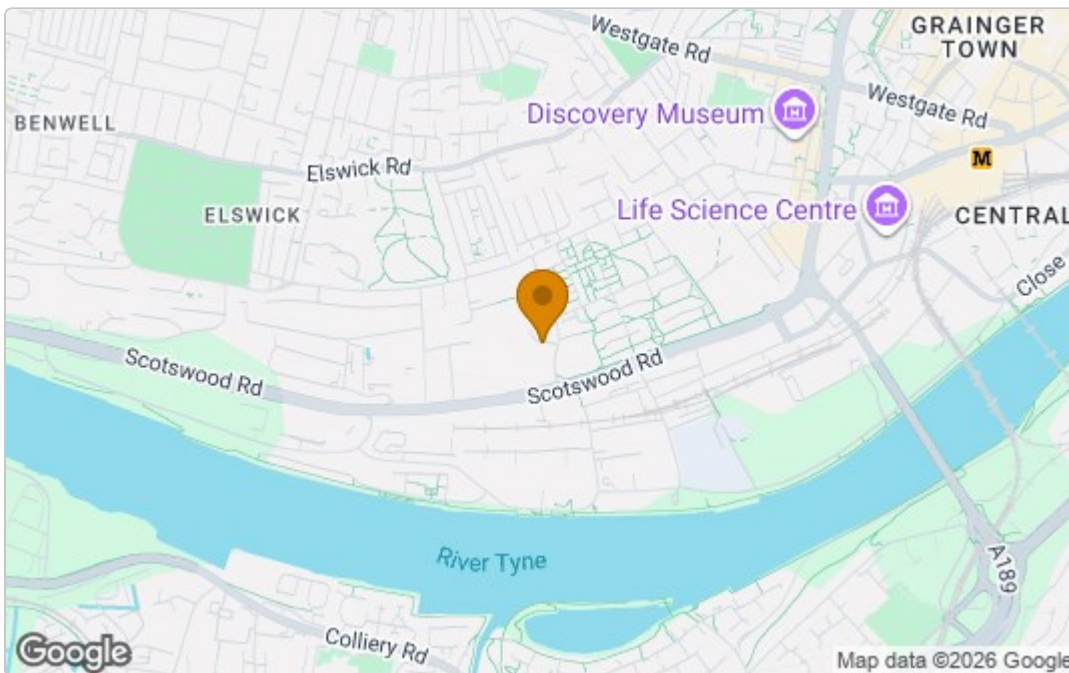
# Floor Plan

9TH FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



THE CEDARS NE4 7DX  
TOTAL FLOOR AREA: 425 sq.ft. (39.5 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 C2024

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.