



**32 Westbury Court, Newcastle Upon Tyne, NE12 8RL**

**Offers Over £120,000**

Hive Estates presents to the market this beautifully presented one bedroom apartment situated within the popular Wesbury Court development in Longbenton, offering generous living space, excellent storage and superb transport links.

Upon entering the property, you are welcomed by a spacious entrance hallway finished in neutral decor with wood effect laminate flooring, providing a practical space for coats, bags and shoes. The hallway also benefits from a convenient separate WC fitted with a wash basin.

Upstairs, the apartment opens into a bright and generously sized open plan living and kitchen area, creating a fantastic space for both relaxing and entertaining. Large windows allow natural light to flood the living area, enhancing the neutral finish and contemporary feel. The kitchen is fitted with wood effect shaker style cabinetry, patterned laminate worktops and a matching splashback, along with an integrated oven and hob. A central island provides additional preparation space and doubles as a breakfast bar, while there is ample room for freestanding appliances.

The bedroom is a well proportioned double room featuring a stylish feature wall, large windows, neutral decor and wood effect laminate flooring. A built in wardrobe offers excellent storage and there is also access to loft space. The bathroom is fitted with a shower over bath, wash basin and WC, finished with white wall tiles and contrasting grey floor tiles for a clean, modern look.

Externally, the property benefits from an allocated parking space as well as a private garage, providing valuable additional storage. Ideally located close to bus and Metro transport links, local shops and cafés, and within easy reach of Heaton and Newcastle City Centre, this apartment would make an ideal first time buy or investment opportunity

**Lounge/Diner 15'8" x 6'6" (4.80 x 2.00)**

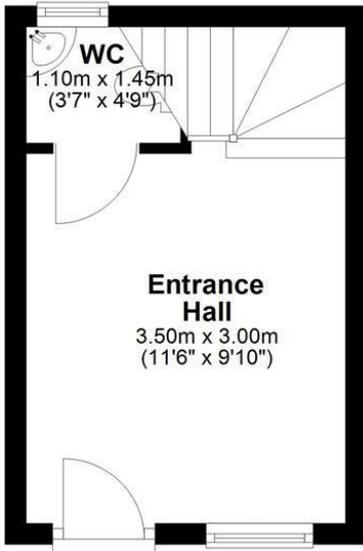
**Bedroom 9'2" x 9'6" (2.80 x 2.90)**

**En-Suite 6'2" x 6'2" (1.90 x 1.90)**

**WC 3'7" x 4'9" (1.10 x 1.45)**

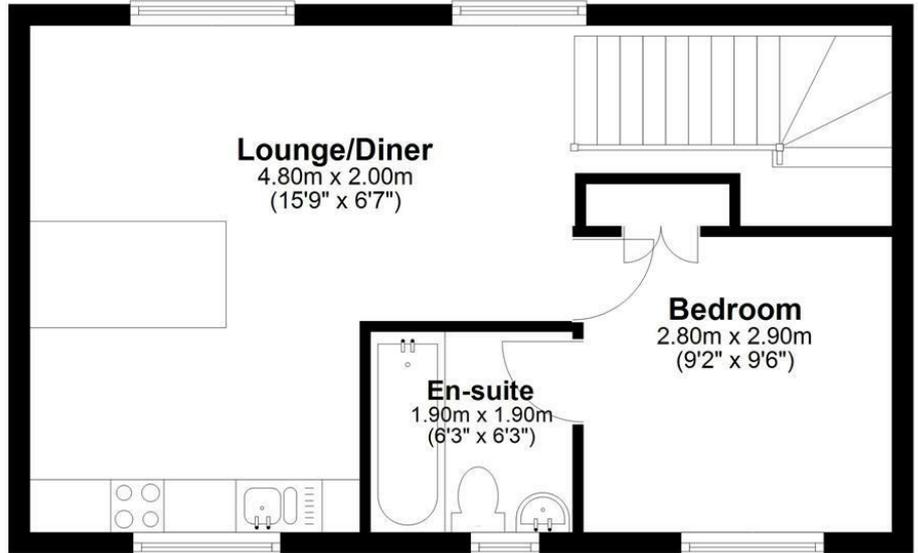
### Ground Floor

Approx. 14.1 sq. metres (151.8 sq. feet)



### First Floor

Approx. 38.9 sq. metres (418.5 sq. feet)



Total area: approx. 53.0 sq. metres (570.3 sq. feet)

### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		74	
(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	

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