



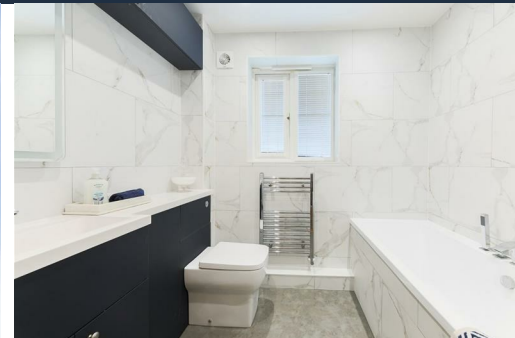
# Alexander Hudson Estates

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Sales Particulars

# Alexander Hudson Estates

Rosebury Drive, Longbenton, NE12



# The Property

Alexander Hudson Estates are delighted to introduce to the market this immaculately presented two bedroom ground floor apartment, offering a stylish and contemporary living space ideal for modern lifestyles.

The accommodation briefly comprises an entrance hallway leading into a spacious open-plan kitchen and living area, beautifully designed with a modern fitted kitchen and generous space for both relaxing and dining. The living area is flooded with natural light, further enhanced by French doors, creating a bright and inviting atmosphere throughout.

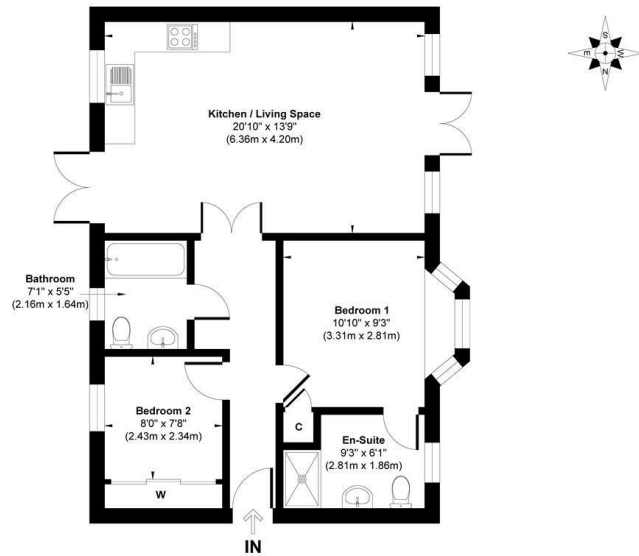
The property benefits from a high quality finish, including sleek cabinetry, integrated appliances, and stylish décor. There are two well proportioned bedrooms, with the principal bedroom enjoying the added luxury of a modern en-suite shower room. A contemporary family bathroom, finished with elegant tiling and fittings, completes the accommodation.

Externally, the property benefits from an allocated parking bay located to the rear, along with access to a communal garden area.

Longbenton is a well-connected suburb of Newcastle, popular with both families and professionals thanks to its excellent transport links and wide range of amenities. The area benefits from two Metro stations; Longbenton and Four Lane Ends providing quick access to Newcastle city centre, the coast, and surrounding areas. Road connections via the A1 and A19 also make commuting straightforward.

Local amenities include shops, cafés, supermarkets, and leisure facilities, with Quorum Business Park nearby providing employment opportunities and additional services. The area is also home to sports facilities, parks, and community hubs, making it a vibrant and convenient place to live.

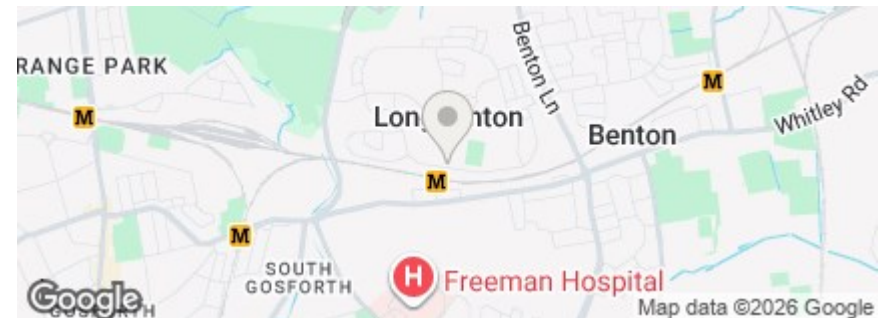
Leasehold  
Council Tax: A  
EPC Rating: 77



**Ground Floor**  
Approximate Floor Area  
661 sq.ft  
(61.44 sq.m)

**Approx. Gross Internal Floor Area 661 sq. ft / 61.44 sq. m**

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