



## 2 bed apartment to buy in NE6

Chillingham Road, Heaton, Newcastle upon Tyne, Tyne and Wear, NE6 5BJ

# £125,000

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Two Bedrooms
- ✓ First Floor Flat
- ✓ No Upper Chain
- ✓ Double Glazed and Gas Central Heating
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

A superb opportunity to purchase this good size first floor apartment situated within this favoured residential development.

This property is currently rented at £925pcm till July 2025.

The accommodation offers spacious living and briefly comprises; communal entrance via secure door entry intercom system, entrance hall with useful storage cupboards and intercom system, lounge, kitchen with a good range of wall base units, complimenting work surfaces, built in gas hob and electric oven, one and a half sink with mixer tap, space for appliances, UPVC double glazed window and radiator. Two bedrooms and bathroom/W.C.

Benefitting from no onward chain, gas central heating and UPVC double glazing. The property is ideally located for Chillingham Road Metro Station, good transport links to Newcastle City Centre, local amenities, and local bars and restaurants.

Leasehold 125 years from 1st January 2005 should you proceed with this purchase these details must be verified by your solicitor

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g10fa4>

Please contact the Heaton Branch on 0191 2049601 or email [heaton@pattinson.co.uk](mailto:heaton@pattinson.co.uk) for further information and viewings.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 105

Annual Ground Rent Amount: £125.00

Annual Service Charge Amount: £1,886.00

Price: £125,000

Property Type: Apartment

Parking: Allocated

Heating: Gas

## Front External



## Entrance Hall

With doors off to the lounge, bedrooms, bathroom/WC and storage cupboard.

## Lounge

*3.00m x 2.23m (9'10" x 7'3")*

UPVC double glazed French doors leading to the Juliette balcony and radiator.



## Kitchen

*3.00m x 2.23m (9'10" x 7'3")*

With a good range of wall base units, complimenting work surfaces, built in gas hob and electric oven, one and a half sink with mixer tap, space for appliances, UPVC double glazed window and radiator.



## Bedroom One

*3.86m x 2.62m (12'7" x 8'7")*

UPVC double glazed window to the front and radiator.



## Bedroom Two

*2.93m x 2.67m (9'7" x 8'9")*

UPVC double glazed window, storage cupboard and radiator.



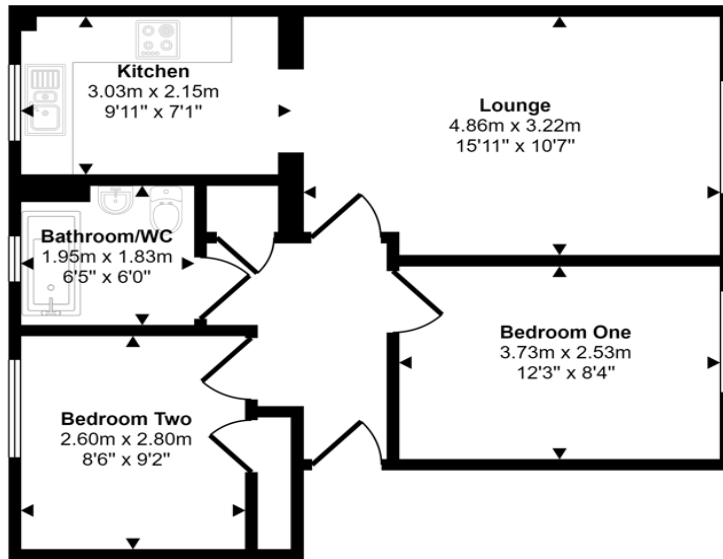
## **Bathroom/WC**

*2.02m x 1.68m (6'7" x 5'6")*

White three piece bathroom suite comprising; bath with shower over, hand wash basin, low level WC, part tiled walls, UPVC double glazed window and radiator.



Approx Gross Internal Area  
51 sq m / 553 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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