



## 2 bed apartment to buy in NE3

Highbridge, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 2HA

**£160,000** Offers over

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Council Tax Band C
- ✓ No Onward Chain
- ✓ Secure Entrance
- ✓ EPC C
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

We are delighted to offer to the market this splendid two-bedroom top floor apartment situated in the highly desirable area Highbridge development of Gosforth, Newcastle upon Tyne. This attractive property benefits from a secure entrance, ensuring peace of mind for prospective homeowners.

The accommodation is tastefully presented comprising of two generously sized bedrooms, a well-appointed modern bathroom and a spacious reception room, ideal for entertaining or to use as a relaxation space. All rooms are designed to maximize comfort and functionality, leaving purchasers with a property that is both appealing and practical.

Further benefiting from no onward chain, acquisition of this property can be expedited, making it an ideal choice for anyone looking for a swift purchase. The apartment falls under Council Tax Band C, which is an added advantage. Furthermore, the property comes with an EPC rating of C, meaning a good level of energy performance. Allocated parking space included.

Located within easy access to all local amenities and transport links, this property is perfect for anyone wanting to enjoy city living while having the convenience of surrounding shops, restaurants, parks, recreation grounds and many more.

If you're seeking a modern living space in the heart of Newcastle upon Tyne, this Gosforth apartment could be the ideal investment. Act fast to avoid disappointment! Contact Pattinson Estate Agents Gosforth for further details or to arrange a viewing today!

Video tour - <https://tours.pattinson.co.uk/tour/1ga1g1d54c>

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 975

Annual Ground Rent Amount: £125.00

Annual Service Charge Amount: £1,550.00

Price: Offers over £160,000

Property Type: Apartment

Parking: Allocated

Year built: 2000

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Entrance



## Lounge Diner

5.47m x 3.89m (17'11" x 12'9")



## Bedroom One

3.83m x 3.03m (12'6" x 9'11")



## Bedroom Two

2.70m x 2.63m (8'10" x 8'7")



## Kitchen

3.81m x 2.33m (12'6" x 7'7")

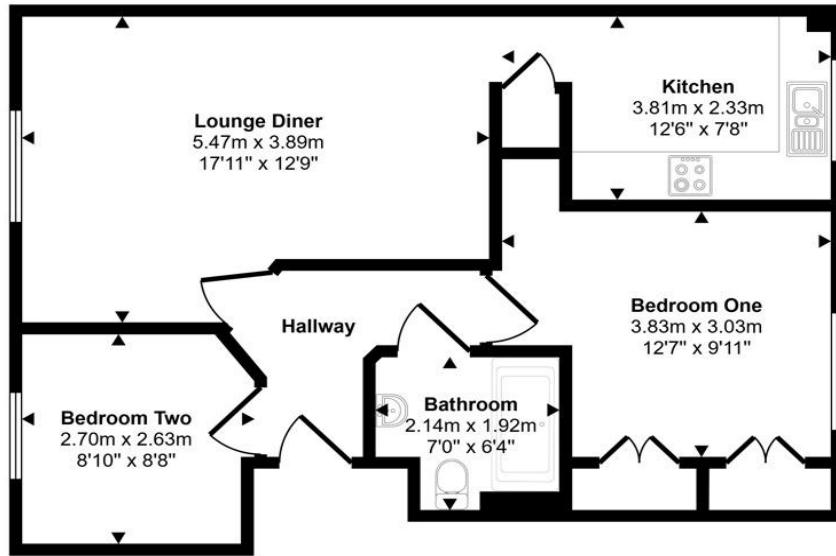


## Bathroom

2.14m x 1.92m (7'0" x 6'3")



Approx Gross Internal Area  
58 sq m / 627 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	79
(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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