



## 2 bed flat to buy in NE6

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

**£120,000** Offers Over

 x2  x1  x1

Tenure

**Leasehold**

Residents parking

## Property features

- ✓ Two Bedrooms
- ✓ First Floor Apartment
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

## Key Information

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

## Description

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

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 and base units, complimenting work surfaces, built in electric hob and oven, white sink with mixer tap space for appliances, 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/1ga1g2a7dc>

Please contact the Heaton Branch for further information and viewings.

Council Tax Band: A

Tenure: Leasehold

Annual Ground Rent Amount: £125.00

Annual Service Charge Amount: £1,886.00

Price: Offers Over £120,000

Property Type: Flat

Parking: Residents

Construction materials: Brick and block

Roofing type: Clay 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: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External

Secure communal entrance with stairs to all floors.



## Entrance Hall

With doors off to the living area, bedrooms bathroom/WC and two large storage cupboards.

## Living Area

*3.78m x 3.33m (12'4" x 10'11")*

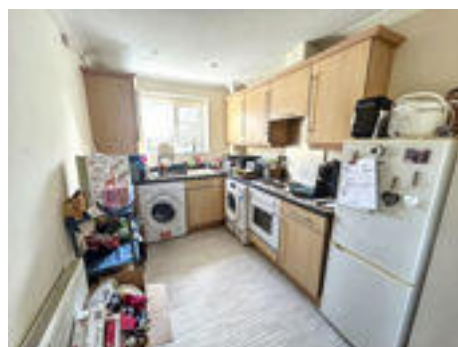
Double glazed window to the front and radiator.



## Kitchen

*3.05m x 2.23m (10'0" x 7'3")*

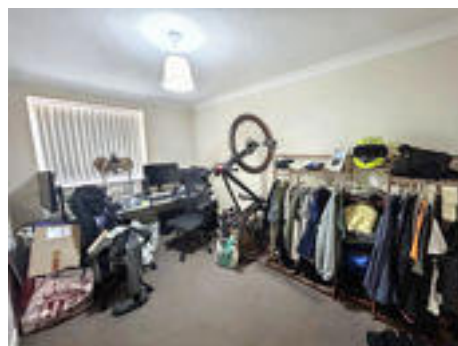
With a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, white sink with mixer tap space for appliances, double glazed window and radiator.



## Bedroom One

*3.80m x 2.55m (12'5" x 8'4")*

Double glazed window to the front and radiator.



## Bedroom Two

*2.84m x 2.68m (9'3" x 8'9")*

Double glazed window to the rear, built in storage cupboard and radiator.



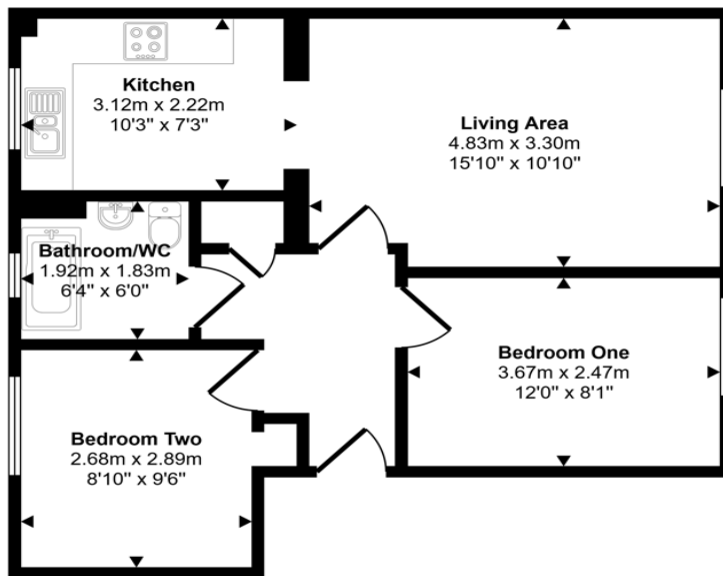
## **Bathroom/WC**

*2.03m x 1.90m (6'7" x 6'2")*

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



Approx Gross Internal Area  
52 sq m / 556 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>		78	78
(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	

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

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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