



## 2 bed apartment to buy in NE12

Forest Avenue, Forest Hall, Newcastle upon Tyne, Tyne and Wear, NE12 9BT

**£250,000** Offers Over

 x 2  x 3  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Two Bedrooms
- ✓ Top Floor Duplex Apartment
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating B

## Key Information

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

## Arrange a viewing

Donna Briggs  
Branch Manager  
Forest Hall

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A superb opportunity to purchase this good size top floor duplex apartment situated within this unique residential development of Christ Church, Forest Hall. Consisting of twelve apartments and located within a short distance of the village of Forest Hall, the Village offers a range of shops, takeaways and Doctors Surgery, its also has bus links to Newcastle city centre and all other surrounding areas..

The accommodation offers spacious living and briefly comprises; communal entrance via secure door entry intercom system with stairs and lift to all floors, entrance hall with stairs to the upper level, lounge/diner, modern fitted kitchen with a good range of wall and base units complimenting work surfaces, built in gas hob and electric oven, stainless steel one and a half sink with mixer tap, tiled splashback, integrated fridge freezer, integrated dishwasher, double glazed window and tiled flooring. Second bedroom with en-suite shower room/WC and W.C. Located on the upper level is the master bedroom with en-suite bathroom/WC and utility room.

Benefitting from no onward chain, gas central heating, double glazing, allocated parking space as well as visitor parking.

Leasehold 999 years from 1st August 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/1ga1g25db6>

Please contact the Forest Hall Branch for further information and viewings.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 978

Annual Service Charge Amount: £3,000.00

Price: Offers Over £250,000

Property Type: Apartment

Parking: Allocated

Construction materials: Stone built

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: 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 and lift to all floors.



## Entrance Hall

with doors off to the lounge, bedroom two and WC.



## WC

2.06m x 1.33m (6'9" x 4'4")

Just off the hall with low level WC, hand wash basin and heated towel rail.



## Lounge/Diner

5.26m x 4.67m (17'3" x 15'3")

Two double glazed windows providing multiple aspects and radiator.



## Kitchen

3.46m x 2.29m (11'4" x 7'6")

Modern fitted kitchen with a good range of wall and base units complimenting work surfaces, built in gas hob and electric oven, stainless steel one and a half sink with mixer tap, tiled splashback, integrated fridge freezer, integrated dishwasher, double glazed window and tiled flooring.



## Bedroom Two

1.68m x 1.49m (5'6" x 4'10")

Located on the main floor of the property with double glazed window, en - suite shower room/WC and radiator.



## En-suite

1.68m x 1.49m (5'6" x 4'10")

En-suite shower room/WC comprising; shower cubicle, hand wash basin built into vanity unit, low level WC partially tiled walls, tiled floor and tiled flooring.



## Top Floor Landing

With doors off to the master bedroom and utility room.

## Master Bedroom

4.68m x 4.58m (15'4" x 15'0")

Large master bedroom with two Double glazed windows providing dual aspect, ensuite bathroom/WC and radiator.



## Master En-suite

2.06m x 1.99m (6'9" x 6'6")

White three piece bathroom suite comprising; bath with shower over, hand wash basin built into vanity, low level WC partially tiled walls, tiled floor and heated towel rail.

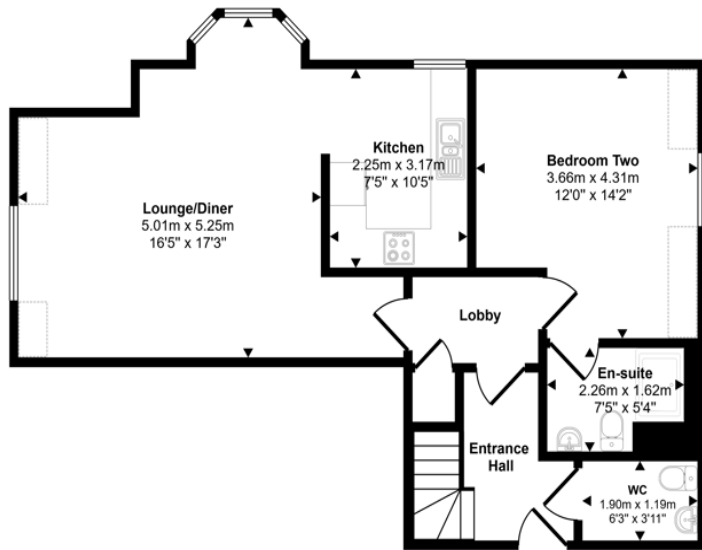


## Utility Room

With a range of wall and base units, complimenting work surfaces and plumbed for washing machine.

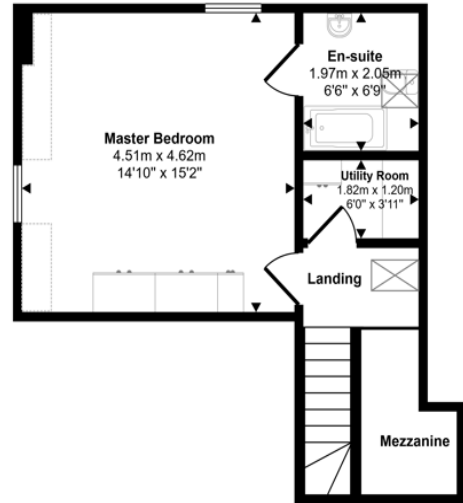


Approx Gross Internal Area  
96 sq m / 1038 sq ft



Ground Floor  
Approx 64 sq m / 685 sq ft

Denotes head height below 1.5m



First Floor  
Approx 33 sq m / 353 sq ft

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>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(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:

**17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk**

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