



## 2 bed apartment to buy in NE12

Rowanberry Road, Longbenton, Newcastle upon Tyne, Tyne and Wear, NE12 8JE

# £87,500

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Sought After Location
- ✓ Close To Local Amenities, Schools & Transport Links
- ✓ Two Bedroom
- ✓ Low Maintenance Charges
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Donna Briggs  
Branch Manager  
Forest Hall

0191 2150677  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are delighted to welcome to the market this beautifully presented and deceptively spacious two-bedroom apartment situated on the ever-popular Rowanberry Road, NE12.

The property benefits from a secure communal entrance with intercom phone system, offering both privacy and peace of mind. Internally, the home is immaculately maintained and offered fully furnished, creating a true turn-key opportunity for a variety of buyers.

The accommodation briefly comprises a generous and light-filled lounge with feature fireplace, a well-appointed fitted kitchen with ample wall and base units, and a versatile utility/sun room overlooking the peaceful front aspect, complete with work surface and undercounter fridge.

There are two well-proportioned double bedrooms, both finished to a lovely standard and comfortably accommodating double beds, wardrobes and additional furnishings — all of which are included within the sale. The bathroom has been recently refurbished and provides a stylish modern three-piece suite with shower over bath.

Tastefully decorated throughout in neutral tones, this property would make an ideal purchase for first-time buyers, downsizers or investors seeking a ready-made rental opportunity.

Early viewing is strongly advised to fully appreciate the accommodation on offer.

To arrange a viewing, please contact the Forest Hall branch of Pattinson Estate Agents on 0191 215 0677 or Forest.Hall@pattinson.co.uk

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 91

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £400.00

Price: £87,500

Property Type: Apartment

Parking: Allocated

Heating: Gas

## External

The property benefits from a secure communal entrance with intercom phone system, providing controlled access and added peace of mind.



## Living Room

4.91m x 3.64m (16'1" x 11'11")

A generously proportioned reception room with large window overlooking the front aspect, allowing for plenty of natural light. Featuring a focal point fireplace and neutral décor throughout, the space comfortably accommodates both living and dining furniture. All furniture is included within the sale, offering a move-in-ready opportunity for buyers.



## Kitchen

1.85m x 3.35m (6'0" x 10'11")

A well-maintained fitted kitchen providing a range of wall and base units with contrasting work surfaces. Incorporating a stainless steel sink unit, gas cooker point with extractor hood and space for appliances. Window to the rear aspect allowing for natural light and ventilation. Practical, functional and ready to use.



## Sun Room

2.22m x 2.16m (7'3" x 7'1")

A bright and versatile additional space overlooking the peaceful cul-de-sac. Currently utilised as a utility area, complete with bench work surface and undercounter fridge, this room offers excellent flexibility for storage, laundry or even a relaxed seating area. Flooded with natural light, it adds a practical yet welcoming feel to the home.



## View from Sun room



## Bathroom

2.30m x 1.49m (7'6" x 4'10")

Recently refurbished to a modern standard, this stylish three-piece suite comprises a panelled bath with shower over and glass screen, wash hand basin and low-level WC. Finished with contemporary wall coverings and a frosted window for natural light and privacy.



## Bedroom 1

3.63m x 3.48m (11'10" x 11'5")

A spacious and beautifully presented principal bedroom featuring a large uPVC double glazed window allowing for excellent natural light, with radiator positioned beneath. Comfortably accommodating a double bed along with wardrobe, chest of drawers and bedside table, this room offers both generous proportions and a lovely finish throughout.



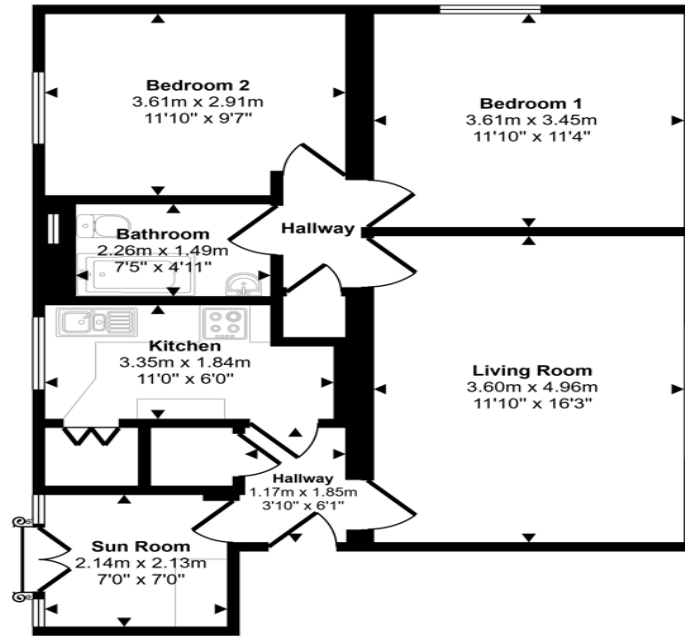
## Bedroom 2

2.94m x 3.61m (9'7" x 11'10")

A further well-proportioned double bedroom, finished to a lovely standard and ideal as a guest room, second bedroom or home office. Featuring a smaller window providing natural light with radiator below, the room comfortably fits a double bed, wardrobe, chest of drawers and bedside table.



Approx Gross Internal Area  
67 sq m / 723 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               |
| Very energy efficient - lower running costs |         |                         |
| (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>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | 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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