



To buy

## 2 bed apartment to buy in NE3

Kenton Lane, Newcastle upon Tyne, Tyne and Wear, NE3 3EA

# £105,000

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

Chain free

## Property features

- ✓ No Upper Chain
- ✓ Sought After Location
- ✓ Two Double Bedrooms
- ✓ Double Glazed and Gas Central Heating
- ✓ 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

## Arrange a viewing

Maurice Porteous  
Branch Manager  
Gosforth

0191 2303365  
gosforth@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A superb opportunity to purchase this good size ground floor apartment situated within this popular 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 hob and oven, white composite 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 next to Kingston Park Metro, good transport links to Newcastle City Centre, links to A1 and A19, local amenities, and local bars and restaurants.

Leasehold 113 years remaining 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/1ga1g2d4e1>

Please contact the Gosforth Branch for further information and viewings.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 113

Price: £105,000

Property Type: Apartment

USPs: Chain free

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: Yes

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, FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External

Secure communal entrance with stairs to all floors.

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## Entrance Hallway

1.72m x 3.57m (5'7" x 11'8")

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

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## Kitchen

2.69m x 2.64m (8'9" x 8'7")

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



## Lounge

4.25m x 4.56m (13'11" x 14'11")

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



## Master Bathroom

3.49m x 2.69m (11'5" x 8'9")

UPVC double glazed window to the rear and radiator.



## Second Bedroom

2.91m x 2.35m (9'6" x 7'8")

UPVC double glazed window to the rear and radiator.



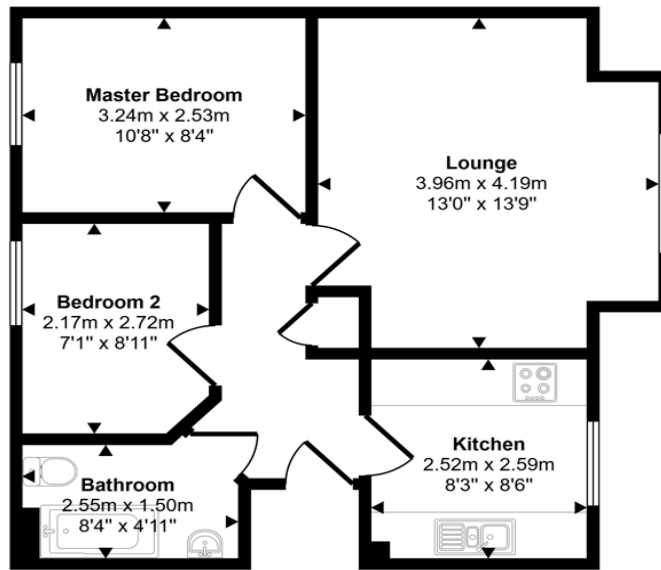
## Bathroom/WC

3.49m x 2.69m (11'5" x 8'9")

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



Approx Gross Internal Area  
47 sq m / 502 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:

**210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365,  
gosforth@pattinson.co.uk, www.pattinson.co.uk**

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