



## 2 bed apartment to buy in NE3

Fern Avenue, Fawdon, Newcastle upon Tyne, Tyne and Wear, NE3 2AL

# £125,000

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Council Tax Band A
- ✓ EPC D
- ✓ No Onward Chain
- ✓ Central Location
- ✓ EPC Rating D

On Street parking

## Key Information

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

## Arrange a viewing

Maurice Porteous  
Branch Manager  
Gosforth

0191 2303365  
gosforth@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Gosforth, are delighted to present this beautiful two-bedroom ground floor apartment, ideally situated in the residential locale of Fawdon, Newcastle upon Tyne.

This property boasts two spacious bedrooms, making it an ideal living arrangement for individuals, couples, investors or small families. Its single reception room offers an airy space for relaxation and entertainment. Additionally, the property includes one well-sized, fully functional bathroom, ensuring comfort and convenience. The kitchen of the property has just been fully replaced, offering all mod-cons along with a wealth of bench space and the all important cupboard space.

An additional advantage is the low Council Tax, as the property is classified under Council Tax Band A. The property is also graded with an EPC rating of 'D', lending to its efficient and practical aspects.

Significantly, this apartment ensures ease of transaction as it is being sold with no onward chain. This feature ensures a swift and straightforward purchase process, facilitating a stress-free move into your new home.

This residential sale offers a fantastic opportunity for both first-time buyers looking to step onto the property ladder, as well as investors seeking a profitable addition to their real estate portfolio.

Residing in Fawdon, you will have both the tranquillity of residential living whilst being close enough to enjoy the metropolitan benefits that Newcastle has to offer.

Don't let this opportunity pass you by. Contact us at Pattinson Estate Agents to arrange a viewing and take the first step towards owning this wonderful property.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 81

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £230.00

Service Charge Review Period: Tbc

Price: Offers In The Region Of £125,000

Property Type: Apartment

Parking: On Street

Heating: Gas

Electric: National Grid

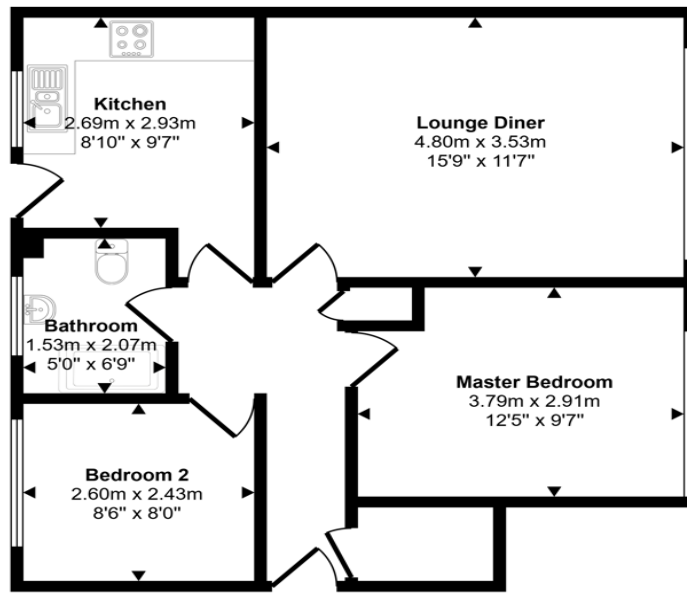
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Approx Gross Internal Area  
56 sq m / 608 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>			75
(55-68) <b>D</b>		63	
(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	

Fern Avenue, Fawdon, Newcastle upon Tyne, Tyne and Wear, NE3 2AL

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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

