



2 bed apartment to buy in NE12

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

£175,000

 x 2  x 2  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Two Bedroom Lower Apartment
- ✓ Shower Room and En Suite Shower Room
- ✓ No Upper Chain
- ✓ Close to Amenities and Transport
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

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forest.hall@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A superb opportunity to purchase this two bedroom ground floor 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, spacious entrance hallway, lounge/diner, modern fitted kitchen, two bedrooms, master with en-suite shower room/WC and additional shower room/WC.

Offered with no onward chain the property benefits from electric heating, double glazing, allocated parking space as well as visitor parking.

Tenure: Leasehold 999 years from 1st August 2005 should you proceed with this purchase these details must be verified by your solicitor

For further information please contact us: forest.hall@pattinson.co.uk

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 978

Annual Service Charge Amount: £3,000.00

Price: £175,000

Property Type: Apartment

Parking: Allocated, Off Street

Construction materials: Brick and block

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: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

External

Communal gardens and allocated parking by along with visitor parking.



Entrance Hallway

Spacious hallway with walk in storage cupboard/utility which is plumbed for washing machine, further storage cupboard, electric radiator and carpeted flooring.



Lounge/Diner

4.71m x 4.54m (15'5" x 14'10")

Double glazed window, wall mounted electric radiator and carpeted flooring.



Kitchen

2.45m x 1.98m (8'0" x 6'5")

Fitted with a range of wall and base units with roll top work surfaces and tiled splashbacks. Integrated appliances to include electric oven, hob and chrome extractor hood, stainless steel sink unit and drainer, dishwasher and microwave. Tiled flooring and ceiling spotlights.



Bedroom One

4.02m x 2.90m (13'2" x 9'6")

Double glazed window, fitted wardrobes, wall mounted electric radiator and carpeted flooring. Door leading to en suite shower room.



En Suite Shower Room

2.08m x 1.81m (6'9" x 5'11")

Double walk in shower unit, wash hand basin on vanity unit and back to wall WC. Chrome heated towel rail. Partly tiled walls and tiled flooring. Extractor fan.



Bedroom Two

3.078m x 2.154m (10'1" x 7'0")

Double glazed window, wall mounted electric radiator and carpeted flooring.

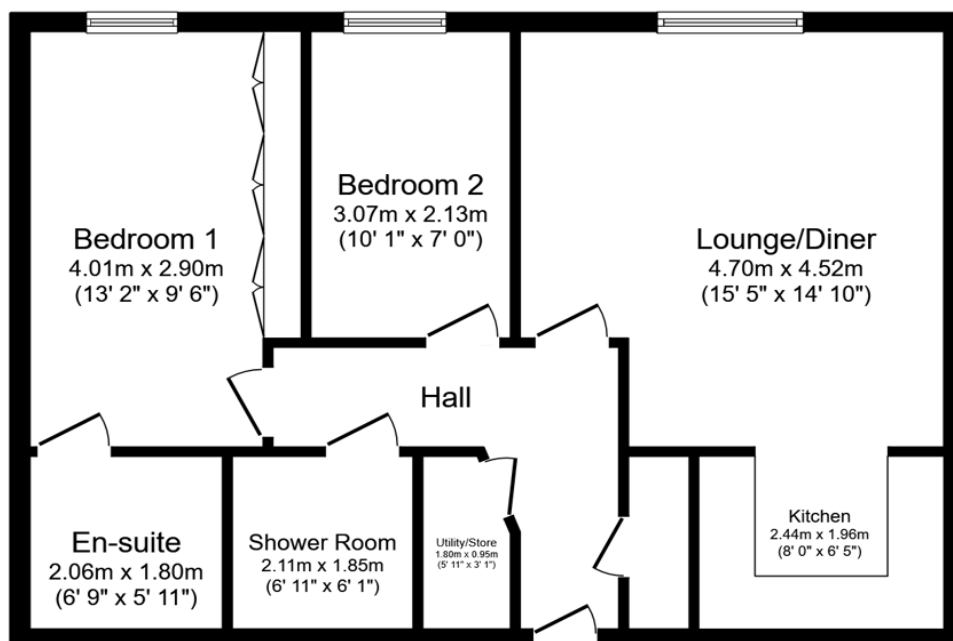


Shower Room

2.123m x 1.857m (6'11" x 6'1")

Double walk in shower unit, wash hand basin on vanity unit and back to wall WC. Chrome heated towel rail. Partly tiled walls and tiled flooring. Extractor fan.

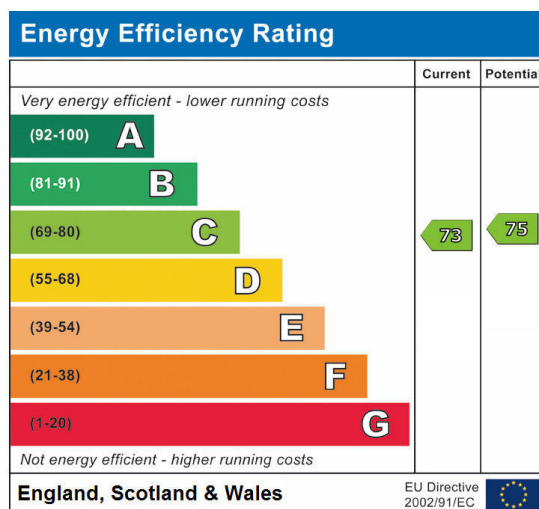




Floor Plan

Total floor area: 65.9 sq.m. (709 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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

Contact your local branch today for more information on this property:

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