



### 1 bed flat to buy in NE3

Kenton Road, Kenton, Newcastle upon Tyne, Tyne and Wear, NE3 4PA

**£77,000**

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ One Bedroom Apartment
- ✓ Sought After Location
- ✓ Viewing Recommended
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Maurice Porteous  
Branch Manager  
Gosforth

0191 2303365  
gosforth@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Tenanted Investment – One Bedroom Apartment – Kenton Road, Gosforth

An excellent opportunity to acquire a well-presented, tenanted one-bedroom apartment, ideally situated on Kenton Road in Gosforth. The property will appeal to investors and home owners seeking a home in a highly convenient location, close to local shops, reputable schools, bus routes and Metro links, providing easy access to Newcastle city centre and surrounding areas.

The accommodation is modern throughout and has been maintained to a high standard. It briefly comprises: entrance hallway, spacious lounge, fully fitted kitchen, double bedroom and bathroom.

Additional benefits include gas central heating and double glazing.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 89

Price: £77,000

Property Type: Flat

Parking: On Street

Heating: Gas

## Entrance Hall

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### Lounge

4.00m x 3.90m (13'1" x 12'9")



### Kitchen

2.40m x 2.10m (7'10" x 6'10")



### Bedroom One

3.00m x 3.90m (9'10" x 12'9")

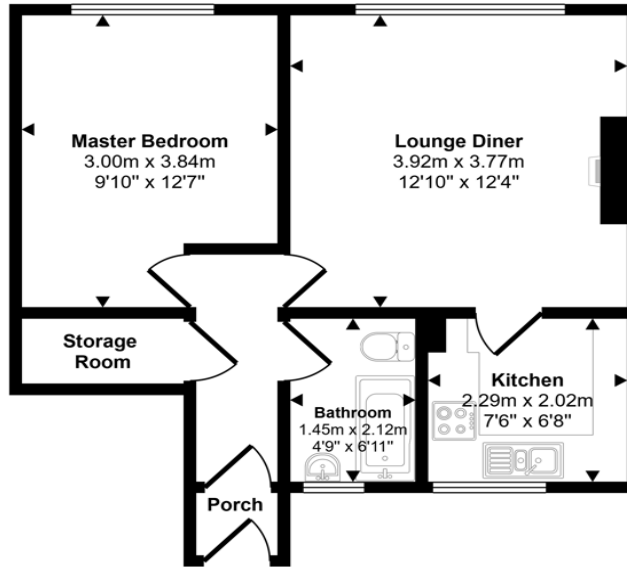


### Bathroom

3.00m x 3.90m (9'10" x 12'9")



Approx Gross Internal Area  
40 sq m / 434 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>	72	75
(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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