



1 bed apartment to buy in NE40

Mollyfair Close, Ryton, Tyne and Wear,
NE40 4UZ

£60,000

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Situated in Ryton
- ✓ One bedroom
- ✓ First floor Apartment
- ✓ Close to local amenities
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric

Arrange a viewing

Lyndsay Greenwell
Senior Manager
Whickham

0191 477 5116
whickham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are excited to present this charming, recently fully refurbished one-bedroom apartment, ideally located near a variety of local amenities and excellent transport links.

The accommodation features a welcoming communal entrance that leads into a cosy lounge area seamlessly connected to a well-equipped kitchen, which includes a washer and fridge freezer—perfect for both relaxation and entertaining. The bedroom offers a tranquil retreat, while the modern shower room provides a stylish and convenient space for your daily routines. This apartment is a fantastic opportunity for those seeking comfort and accessibility in a vibrant neighbourhood.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 74

Annual Ground Rent Amount: £70.00

Price: £60,000

Property Type: Apartment

Parking: Allocated

Heating: Electric

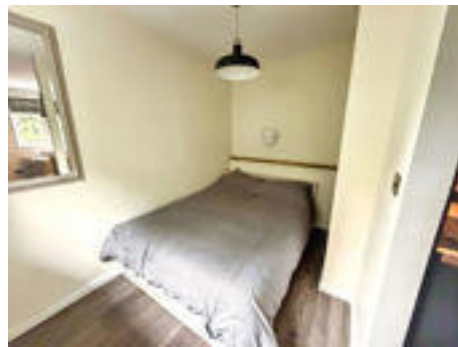
Lounge/Kitchen

3.24m x 4.32m (10'7" x 14'2")



Bedroom

1.86m x 2.86m (6'1" x 9'4")



Shower room

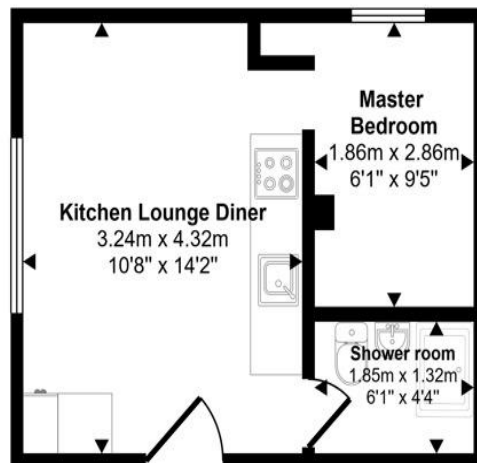
1.85m x 1.32m (6'0" x 4'3")



External



Approx Gross Internal Area
23 sq m / 244 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) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Mollyfair Close, Ryton, Tyne and Wear, NE40 4UZ

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

**4 Fellside Road, Whickham, Newcastle Upon Tyne, Tyne & Wear, NE16 4JU, Tel: 0191 477 5116,
whickham@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.

