



## 2 bed flat to buy in NE5

St. Just Place, Kenton, Newcastle upon Tyne, Tyne and Wear, NE5 3XZ

**£45,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Leasehold**

Garage En Bloc parking

Chain free

## Property features

- ✓ Auction starting bid £45,000
- ✓ Two-bedroom top-floor flat
- ✓ Elevated views across the surrounding area
- ✓ Garage within a separate block
- ✓ Convenient access to Newcastle city centre, the airport and major road links

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale by auction – starting bid £45,000. Terms and conditions apply.

Pattinson Estate Agents welcome to the market this two-bedroom top-floor flat on St. Just Place, Kenton. Offering bright accommodation, elevated views and a garage within a separate block, the property provides an opportunity for buyers seeking a home or investment.

The accommodation comprises an entrance hallway, a living room with a wide bank of windows, and a separate fitted kitchen with cream units, contrasting work surfaces, an integrated oven and hob, and a breakfast bar overlooking the surrounding area. There are two bedrooms, with built-in wardrobe storage to the main bedroom, together with a bathroom fitted with a white suite and an electric shower over the bath.

Neutral décor and wood-effect flooring feature throughout the principal rooms. Externally, the block is set within communal lawned grounds with pedestrian pathways, while the garage offers useful additional storage.

The location is a particular attraction, offering convenient access to Newcastle city centre and Newcastle International Airport, together with the A1 and A696 for travel across the region. Shopping and everyday amenities at Kingston Park are also within easy reach, making this a practical base for commuters and those who travel regularly.

Contact Pattinson Estate Agents to arrange a viewing.

Council Tax Band: A

Tenure: Leasehold

Price: Starting Bid £45,000

Property Type: Flat

USPs: Chain free

Parking: Garage En Bloc

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## External

Situated on the top floor of a purpose-built residential block, with a communal entrance and surrounding lawned grounds. A paved pathway provides pedestrian access, with established trees nearby.



## Living Room

*4.88m x 3.13m (16'0" x 10'3")*

A bright living room featuring a wide bank of windows providing natural light and elevated views across the surrounding area. Finished with neutral décor, wood-effect flooring and ceiling coving, with a wall-mounted electric heater and space for lounge furniture.



## Kitchen

*2.10m x 2.31m (6'10" x 7'6")*

Fitted with cream wall and base units, contrasting dark work surfaces and tiled splashbacks. Featuring an integrated oven and electric hob, a stainless steel sink and drainer with mixer tap, and space for a washing machine. A breakfast bar sits beneath the large window, which provides natural light and elevated views. Finished with wood-effect flooring.



## Bedroom One

*3.18m x 3.00m (10'5" x 9'10")*

A double bedroom featuring neutral décor, wood-effect flooring and built-in wardrobe storage. A large window provides natural light and elevated views across the surrounding area, while a wall-mounted electric heater completes the room.



## Bedroom Two

*3.85m x 2.36m (12'7" x 7'8")*

Featuring neutral décor, wood-effect flooring and a window providing natural light and an elevated outlook. With a wall-mounted electric heater and space for a bed and freestanding storage furniture.



## Bathroom

*2.10m x 2.31m (6'10" x 7'6")*

Fitted with a white suite comprising a panelled bath with an electric shower and glass shower screen, pedestal wash hand basin and low-level WC. Featuring tiled walls and flooring, a wall-mounted mirrored cabinet and a high-level window providing natural light.



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## Garage





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

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