



## 2 bed apartment to buy in NE3

Bradwell Road, Kenton, Newcastle upon Tyne, Tyne and Wear, NE3 3LJ

**£55,000** Offers Over

🛏 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Council Tax Band A
- ✓ EPC C
- ✓ Secure Communal Entrance
- ✓ Residents Parking
- ✓ EPC Rating C

## Key Information

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

## Description

Pattinson are delighted to present for sale this fantastic second floor, two-bedroom apartment located in the highly sought-after area of Kenton, Newcastle upon Tyne. This property offers a combination of comfortable living and great value, making it an ideal opportunity for first-time buyers, professionals, or those seeking a bolthole near the city.

When entering the property, the secure communal entrance ensures resident's peace of mind. Once inside, the layout of this apartment offers a generous living area and a wonderful sense of space. The reception room acts as the heart of the home, offering a versatile space for both relaxation and entertainment. With views over the nearby greenspaces.

Comprising two spacious bedrooms, each illuminated by plenty of natural light, this apartment offers ample room and a cosy ambience. The bathroom is of a good size, nicely finished and thoughtfully designed.

The property is assessed in Council Tax Band A, representing the most cost-effective band, and an EPC rating of C, signifying a high level of energy efficiency. This apartment offers not only a comfortable living environment but also potential savings on energy expenditure.

Positioned in the heart of Kenton, the apartment provides easy access to an array of local amenities including shops, schools, and public transport links. Newcastle city centre is also easily accessed, offering a wider range of restaurants, bars, and cultural attractions.

In summary, this two-bedroom apartment in Kenton exhibits excellent value and could be the ideal property for those looking to step onto the property ladder, downsize, or invest. Early viewing is strongly recommended to appreciate this property's full potential.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 86

Service Charge Review Period: £283.02 pm

Price: Offers Over £55,000

Property Type: Apartment

Parking: Allocated, On Street

Heating: Gas

Electric: National Grid

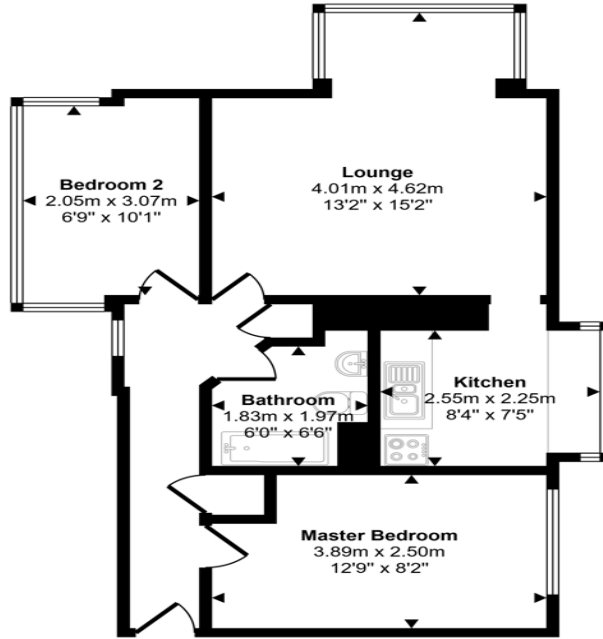
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Approx Gross Internal Area  
50 sq m / 542 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>	73	76
(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:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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