



## 2 bed apartment to buy in NE12

Garth Thirtythree, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6DF

# £50,000

🛏 x 2 🚿 x 1 🚻 x 1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Second Floor Apartment
- ✓ Two Bedrooms
- ✓ UPVC Double Glazed and Electric Heating
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

This property is Ideally located 2nd floor apartment which is ideally located for local amenities, Newcastle City Centre and good transport links.

Briefly comprising: secure communal entrance with stairs and lift to all floors, entrance hallway, lounge, kitchen with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, tiled flooring and UPVC double glazed window. Two bedrooms and wet room/WC.

The property benefits from electric heating and UPVC double glazing.

Externally there is well maintained communal gardens.

To arrange a viewing call 0191 215 0677 [forest.hall@pattinson.co.uk](mailto:forest.hall@pattinson.co.uk)

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 88

Annual Service Charge Amount: £1,956.00

Price: £50,000

Property Type: Apartment

Parking: Off Street

Construction materials: Brick and block

Roofing type: Flat

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: No

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: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External



## Living Room

5.869m x 3.17m (19'3" x 10'4")



## Kitchen

3.816m x 2.027m (12'6" x 6'7")



## Bedroom 1

3.586m x 2.856m (11'9" x 9'4")



## Bedroom 2

3.024m x 2.246m (9'11" x 7'4")



## Bathroom

3.493m x 1.644m (11'5" x 5'4")





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>			74
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(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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