



### 3 bed lower flat to buy in NE4

Barrack Road, fenham , Newcastle upon Tyne, Tyne and Wear, NE4 6BN

# £125,000

🛏 x3 🚿 x1 🚻 x1

Tenure

**Leasehold**

### Property features

- ✓ Ground Floor Apartment
- ✓ Three Bedrooms
- ✓ Private Entrance
- ✓ Close to City Centre
- ✓ EPC Rating C

Off Street parking

## Key Information

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

## Description

Enjoy a touch of independence in this spacious three-bedroom apartment, boasting its own private entrance on the sought-after Queens Court development.

This beautifully presented ground floor property offers the perfect blend of city convenience and a tranquil escape. Situated on the edge of Newcastle city centre, you'll find yourself close to the buzz of shops, restaurants, and nightlife, while also being a short distance from the scenic greenery of Leazes Park.

Step inside to a modern haven, featuring:

Three well-proportioned bedrooms

A stylish and contemporary kitchen, ideal for whipping up culinary delights

A modern bathroom, perfect for unwinding after a long day

The convenience of a private entrance, offering a sense of independence

This stunning apartment is ideal for those seeking a comfortable and stylish home in a fantastic location. Don't miss out on this opportunity - contact us today to arrange a viewing!

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 105

Annual Service Charge Amount: £750.00

Price: £125,000

Property Type: Lower Flat

Parking: Off Street

Heating: Community Scheme

## Entrance Hall

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### Lounge

3.17m x 4.47m (10'4" x 14'7")

Double glazed window to rear, radiator, wood laminate flooring, TV point.



### Kitchen

3.03m x 2.38m (9'11" x 7'9")

Fitted floor and wall units with roll top work surface, one and a half sink and drainer, plumbed for washing machine, part tiled splash backs, tiled flooring.



### Bedroom One

3.11m x 3.28m (10'2" x 10'9")

Double glazed window to rear, radiator.



### Bedroom Two

2.58m x 4.35m (8'5" x 14'3")

Double glazed window to rear, radiator.



### Bedroom Three

3.24m x 1.85m (10'7" x 6'0")

Double glazed window to side, radiator. Cupboard.



## Bathroom

Suite comprising: panelled bath, low level wc, pedestal wash basin.





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>	70	73
(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:

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

**<https://www.alignsurveyors.co.uk/>**

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