



- 2 Bed 3rd (Top) Floor Apartment
- 26' Lounge/Kitchen with Juliette Balcony
- Bathroom/WC with Shower
- Ideal for Metro & Amenities

- Purpose Built Development
- Currently Let achieving £750pcm
- Allocated Parking

- Lift & Stairs
- Master Bedroom with Dressing Room
- Communal Garden

FROM OUR NEW HEATON OFFICE! This well appointed apartment is situated on the 3rd (top) floor of this purpose development and enjoys a lovely aspect over Heaton. Conveniently located for the Metro and amenities of Chillingham Road and surrounding areas, this property is approached via a security entry system, with lift and stairs to the 3rd floor. The Reception Hall has 2 storage cupboards and access to the part boarded loft via a retractable ladder. The 26' Lounge/Dining Room has an open view over the rooftops of Heaton from the French doors which open to a Juliette balcony. The Kitchen area is fully fitted with a range of wall and base units, with sink unit, split level oven, 4 ring ceramic hob with extractor over, integral fridge, freezer, dishwasher and autowasher with matching doors and cupboard housing the combi boiler. Bedroom 1 is a particularly spacious room to the rear and also has a Dressing Room. Bedroom 2 is to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin with mirror fronted cabinet over, panelled bath with mains shower over, screen and tiled surrounds. Externally, there are communal gardens and there is also an allocated parking space.

This property has good access to road and public transport links, including the Metro system, ideal for commuting into the city and other parts of Tyneside. Chillingham Road and surrounding areas has a great range of shops, bars and restaurants as well as other facilities including parks and leisure facilities.

This property is currently Let under an Assured Shorthold Tenancy Agreement until August 2022, achieving £750pcm.

Reception Hall

Lounge/Kitchen 26'6 x 11'8 (8.08m x 3.56m)

Bedroom 1 18'2 x 11'6 (5.54m x 3.51m)

Dressing Room 6'10 x 6'4 (2.08m x 1.93m)

Bedroom 2 7'6 x 12'0 max into 'robes) (2.29m x 3.66m max into 'robes))

Bathroom/WC 8'0 x 6'3 (2.44m x 1.91m)



Energy Performance: Current C Potential C
 Council Tax Band:
 Distance from School:
 Distance from Metro:
 Distance from Village Centre:

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.