



Heathfield, West Allotment, Newcastle Upon Tyne  
Offers Over £115,000



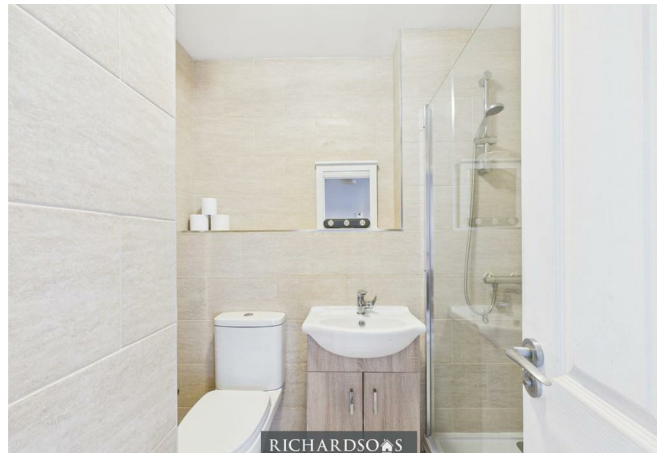
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# Heathfield Newcastle Upon Tyne, NE27 0BP

- FIRST FLOOR
- GREAT LOCATION
- IDEAL FOR FIRST TIME BUYERS
- MODERN KITCHEN
- TWO BEDROOMS
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND B
- AWAITING EPC

Offers Over £115,000

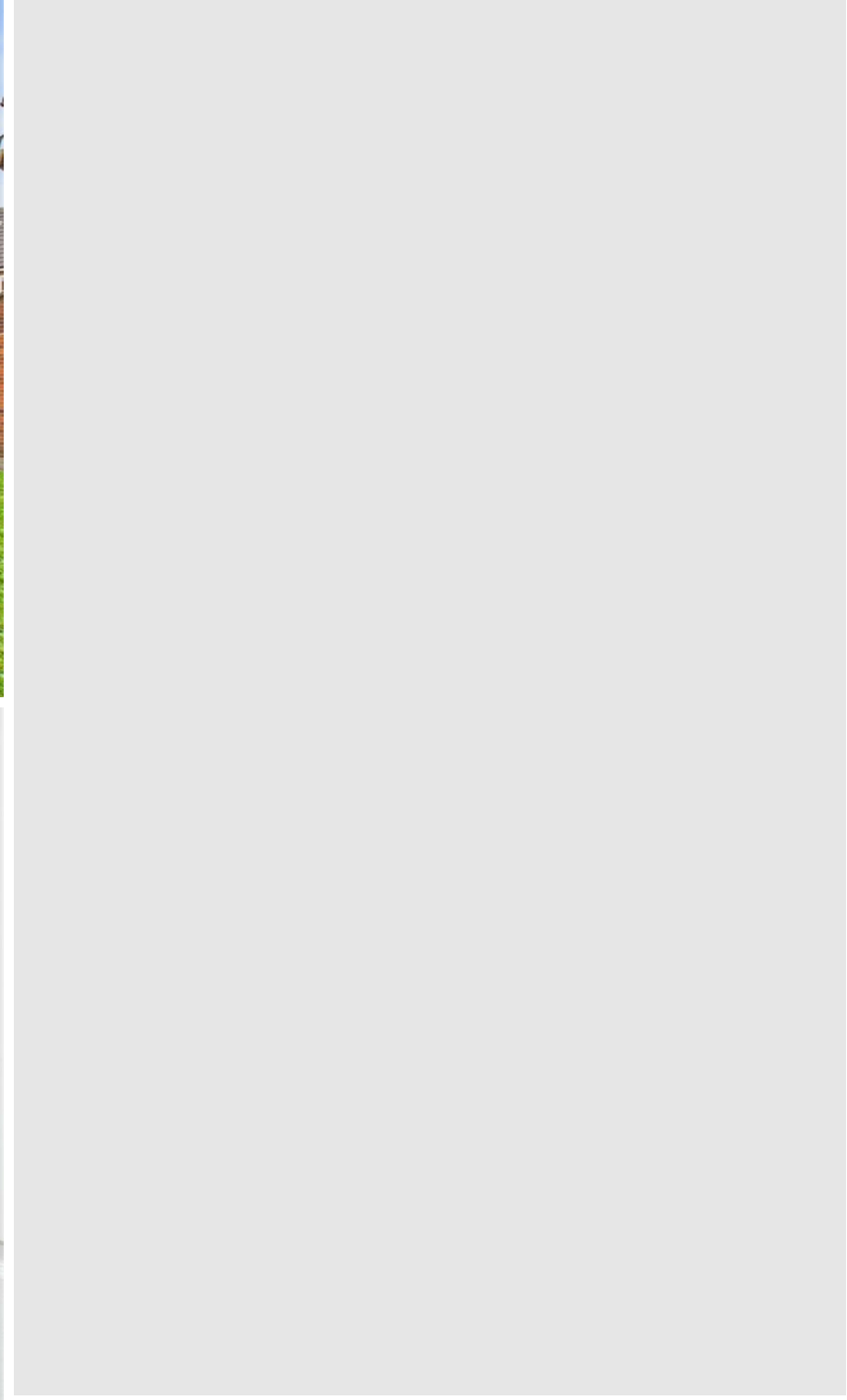
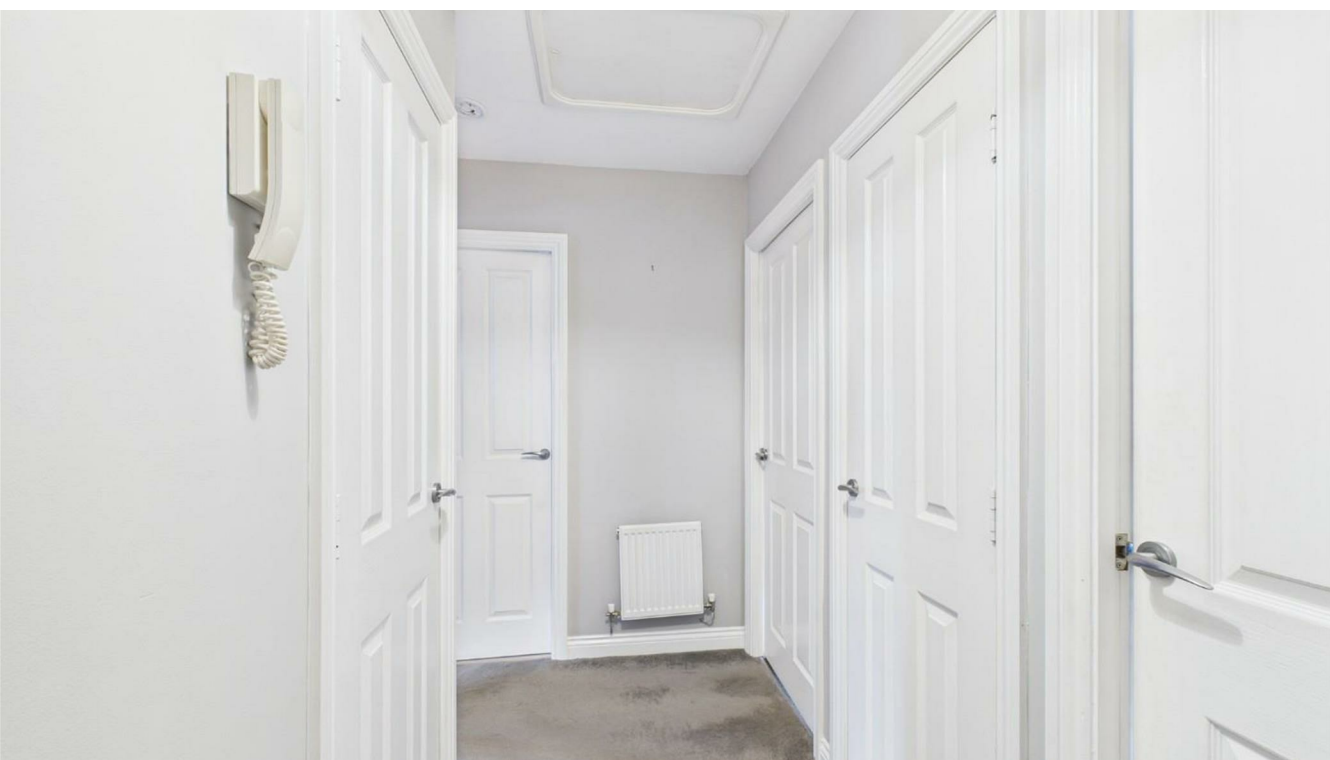


This contemporary two-bedroom first-floor flat on Heathfield, West Allotment, is sure to appeal to a wide range of buyers, including first-time buyers, downsizers, and investors alike.

Internally, the property comprises a welcoming entrance hallway, spacious lounge a well-appointed kitchen, and two spacious double bedrooms, completed with a stylish bathroom. Additional features include gas central heating and double glazing throughout.

The property enjoys a convenient location within easy reach of a variety of amenities and attractions, including nearby country parks and popular shopping destinations such as Boundary Mills Outlet and Silverlink Retail Park. Excellent road links via the A1058 Coast Road provide direct access to both the coastline and Newcastle City Centre. The area is also well-served by public transport, including key bus routes and Metro services. For families, the property is ideally positioned near several highly regarded schools.

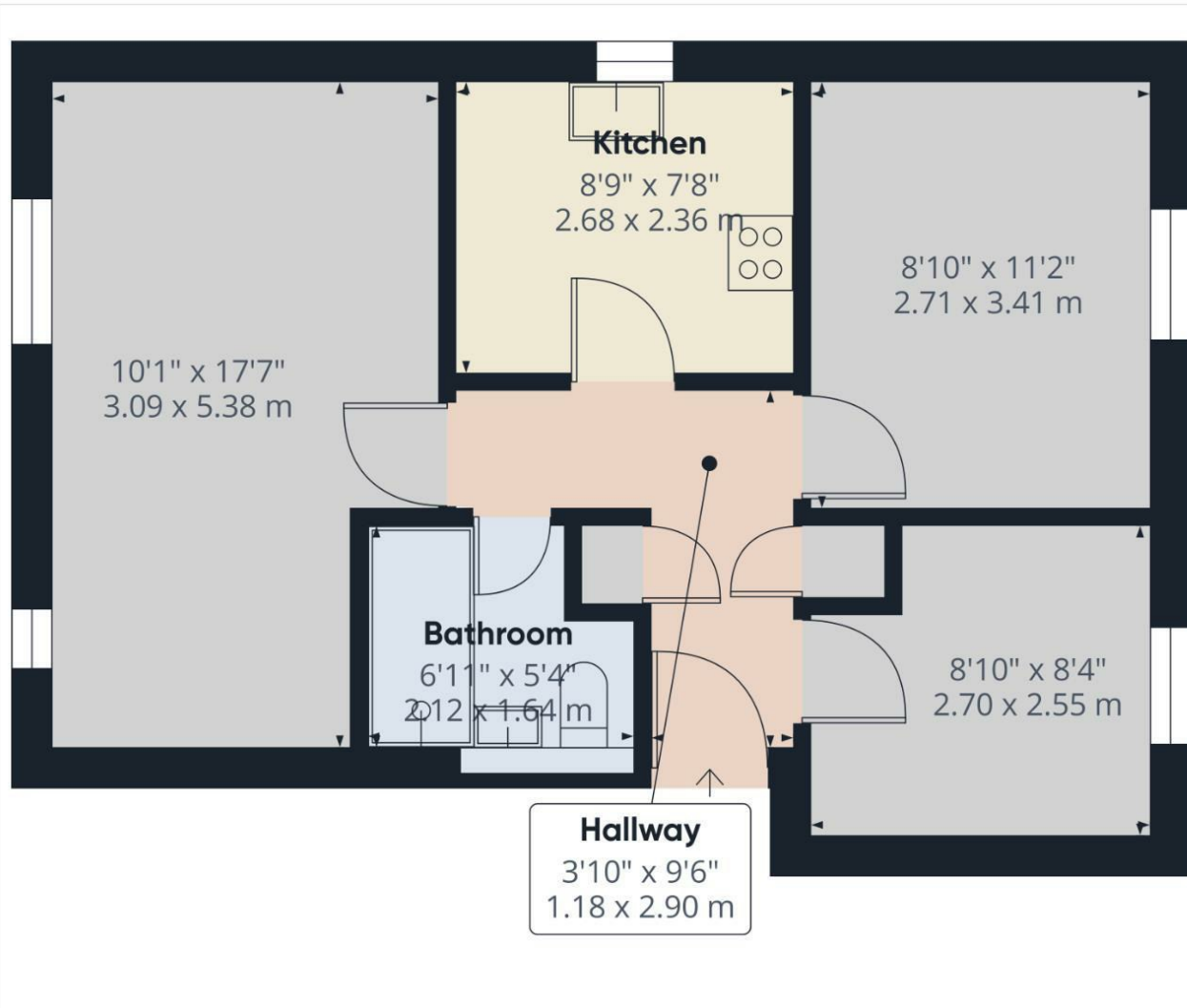
Council Tax - B  
Leasehold - 105 years





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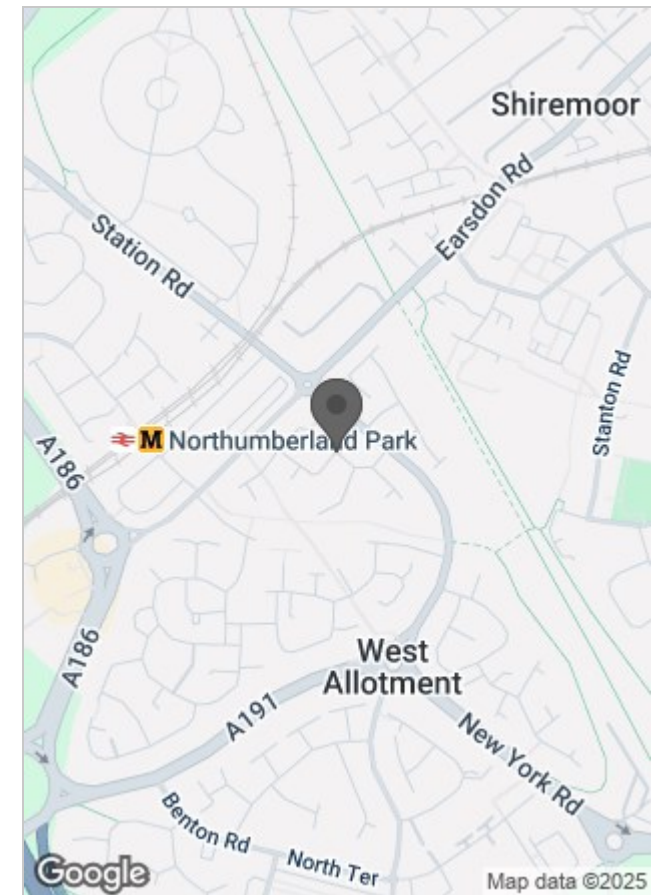
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Approximate total area<sup>(1)</sup>  
494 ft<sup>2</sup>  
45.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.