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WILLOWBAY DRIVE, GREAT PARK, NE13

Offers Over £165,000

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Immaculately presented top floor two bedroom apartment situated on Willowbay Drive in the popular Great Park area of Newcastle upon Tyne.

The property offers well balanced accommodation with an entrance hall leading to two well proportioned bedrooms, including one with a walk in wardrobe and Juliet balcony. A family bathroom serves the apartment, while a spacious open plan kitchen, dining, and living area provides the main living space with additional Juliet balcony access.

Located within the desirable Great Park development, the property benefits from convenient access to a range of local shops, supermarkets, cafés, and everyday amenities. The area is well served by nearby schools and leisure facilities, while excellent road links and public transport connections provide straightforward access to Newcastle city centre and surrounding areas.

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The internal accommodation comprises: an entrance hall providing access to the main areas of the apartment. Immediately to the right is the first of two well proportioned bedrooms, a bright and airy room with a large window enjoying a pleasant outlook. Further along the hallway is the second bedroom, which benefits from French doors opening onto a Juliet balcony and a walk-in wardrobe.

At the end of the hallway is a well appointed family bathroom featuring tiled flooring and partially tiled walls, and comprising a bath with overhead shower, WC, and wash hand basin set within a vanity unit.

Also accessed from the hallway is a generous open-plan kitchen, dining, and living area with a further set of French doors opening out onto a Juliet balcony. The kitchen is modern and well equipped with integrated appliances including an oven, hob, and extractor fan, along with space for a washing machine and ample cabinetry providing excellent storage.

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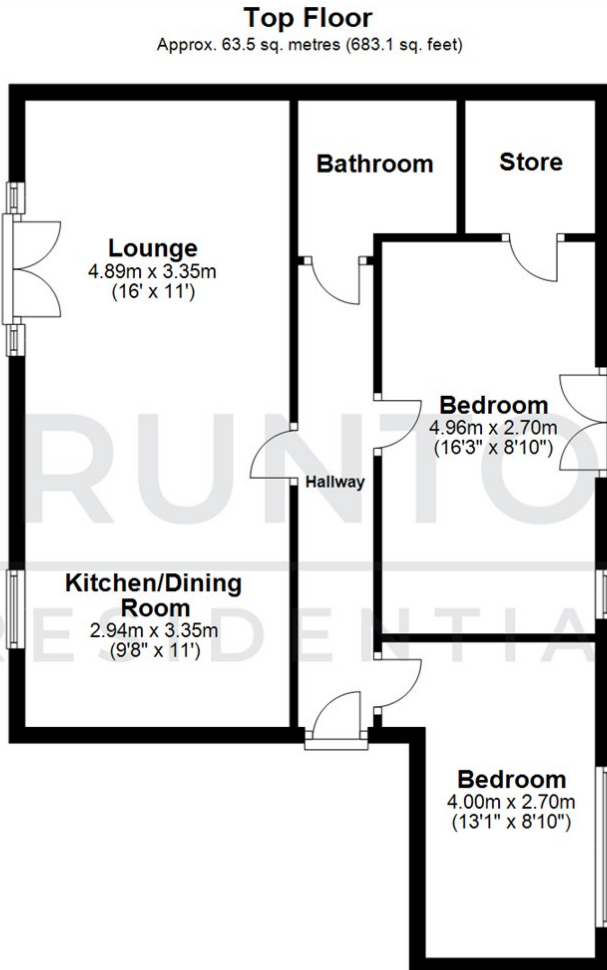
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : B



Total area: approx. 63.5 sq. metres (683.1 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	