



Ambergate Way

Kenton Newcastle Upon Tyne, NE3 3GN

APARTMENT - FIRST FLOOR - ALLOCATED PARKING

Brunton Residential are delighted to offer for sale this first floor apartment located on Ambergate Way in Kenton. This two bedroom property would make for a perfect first time buy or rental investment and has an allocated parking space positioned in a rear courtyard.

Offers Over £100,000

3 Ambergate Way

Kenton Newcastle Upon Tyne, NE3 3GN



The property is within close proximity to the A1 with Kingston Park retail park and Kingston Park Metro also close by.

Accommodation briefly comprises; secure communal entrance hallway leading to a private entrance hall, there is a large lounge with windows to the side, a fitted kitchen offers a range wall and floor units with coordinated work surfaces, a master bedroom, bedroom two and a family bathroom WC. Externally there is a range of communal garden areas and children's play park. The property benefits from an allocated parking with a central courtyard.

Hallway

Lounge

14'5" x 15'5" (4.40m x 4.70m)

Bedroom

11'6" x 8'10" (3.50m x 2.70m)

Bedroom

7'10" x 9'6" (2.40m x 2.90m)

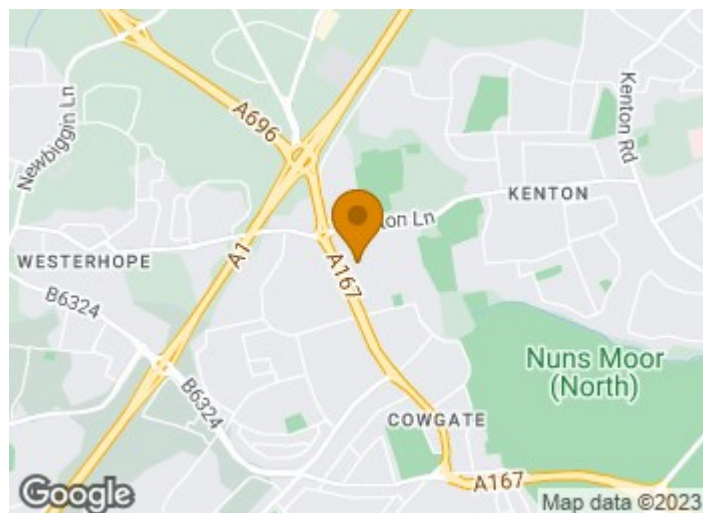
Kitchen

9'6" x 9'6" (2.90m x 2.90m)

Bathroom

8'6" x 6'3" (2.60m x 1.90m)

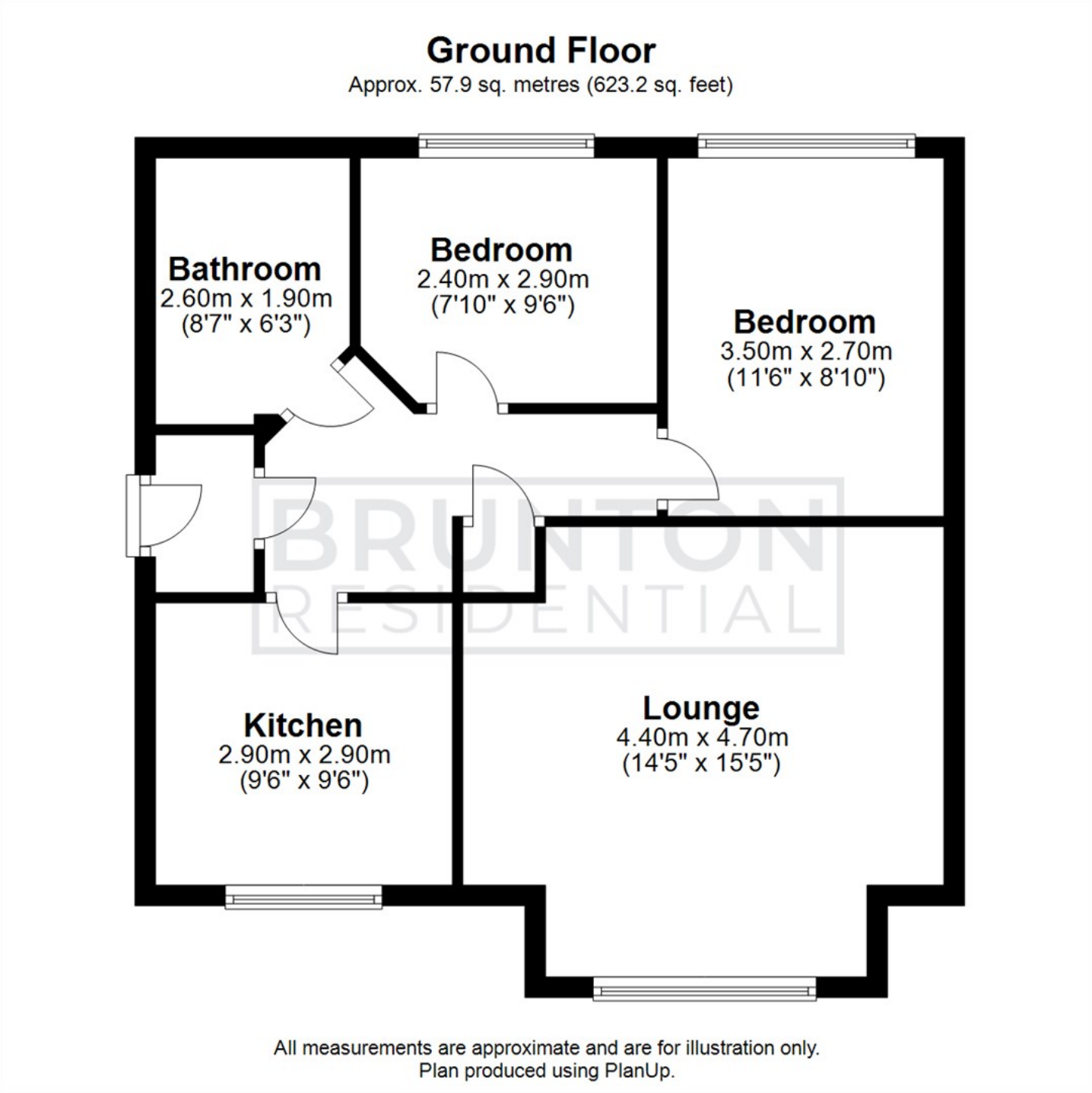
Disclaimer



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|---------------|-----------------------------------|--------------------------------|
| ■ APARTMENT | ■ TWO BEDROOMS | ■ GREAT LOCATION |
| ■ FIRST FLOOR | ■ PERFECT FIRST TIME BUY | ■ BUY TO LET POTENTIAL |
| ■ TAX BAND A | ■ LEASETERM REMAINING - 132 YEARS | ■ ANNUAL SERVICE CHARGE - £922 |



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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