



ADVENT COURTYARD, TEEMERS DRIVE
£125,000





DESCRIPTION

Sited on this award winning development we offer for sale this top floor apartment. The property is offered with the benefit of UPVC double glazing and gas central heating and a prominent position close to the River Tyne. Stairs lead to the top floor and the property comprises of a front facing lounge, modern fitted kitchen, two double bedrooms and a bathroom with shower. There are maintained gardens surrounding the property and a allocated car parking space. Having great location close to transport and road links. Viewing of this property comes highly recommend.

ENTRANCE

There is a secure entry phone system to gain access to the property with stairs leading to the second floor.

The entrance hall to the apartment has a central heating radiator and storage cupboard.

LOUNGE

16' 11" x 12' 9" (5.16m x 3.89m) A lovely airy room with UPVC windows and French doors to Juliette balcony and warmed via a central heating radiator.

KITCHEN/BREAKFAST ROOM

11' 5" x 7' 8" (3.48m x 2.34m) Stunning dark grey high gloss wall and floor units with contrasting work surfaces, stainless steel eclectic oven with gas hob with extractor hood above, integral fridge freezer, dishwasher, washing machine, wall mounted central heating boiler, central heating radiator, small UPVC window, partial tiling and modern patterned flooring.

BATHROOM

8' 8" x 5' 7" (2.64m x 1.7m) Panelled bath with thermostatic shower over, pedestal wash basin, low level w.c, wall mounted central heating radiator, partial tiling and UPVC window and extractor fan.

BEDROOM ONE

11' 5" x 8' 10" (3.48m x 2.69m) Large UPVC window, central heating radiator and fitted wardrobes.



BEDROOM TWO

8' 9" x 8' 9" (2.67m x 2.67m) Central heating radiator and UPVC window.

EXTERNAL

There are maintained gardens surrounding the property with a allocated car parking space to the rear.

DISCLAIMER

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

