



**Carousel**  
Estate Agents



ROSEDALE COURT, DENTON  
GUIDE PRICE £30,000





#### DESCRIPTION

A first floor apartment located on Rosedale Court, in the West Denton Area of Newcastle. The property is offered with no onward chain and conveniently located close to local bus and transport links. Offered with no onward chain this first floor studio apartment would ideally suit a single occupancy. There is a communal entrance with stairs leading to the first floor. The property comprises of lounge with UPVC box style window, a built in double bed, double wardrobe and door leading to the kitchen. The kitchen has a range of birch coloured wall and floor units with granite effect work tops and cooking appliances and a shower room with endosure. There are maintained gardens surrounding the property. Ideal for a property investor



#### LOUNGE/BEDROOM

15' 9" x 8' 8" (4.8m x 2.64m) There is a UPVC box window to the front elevation, drop down built in double bed, built in double wardrobe and internal door leading to the kitchen.

#### KITCHEN

6' 8" x 4' 8" (2.03m x 1.42m) Having a range of birch wall and floor units with granite effect work tops, integral stainless steel sink unit with mixer tap, ceramic hob and electric oven with cooker hood above, stainless steel splash back, window overlooking the rear elevation, washing machine & fridge freezer.

#### INNER HALL

4' 6" x 4' 0" (1.37m x 1.22m) Giving access to the shower room and having a storage cupboard.

#### SHOWER ROOM

6' 8" x 4' 8" (2.03m x 1.42m) Step in shower enclosure, low level w.c, pedestal wash basin, part tiled and window.

#### EXTERNAL

There are maintained gardens surrounding the property.

#### DISCLAIMER

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	60   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



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