

FOR SALE



Hyacinth Court, Newcastle

3 Bedrooms, 1 Bathroom, Apartment

Offers In Excess Of £90,000



ENTRANCE HALL 16' 10" x 3' 3" (5.14m x 1.00m)
Doors to all rooms. Three storage cupboards.

- PRE LET INVESTMENT
- First Floor Apartment
- Two Bathrooms
- Open Plan Lounge/Kitchen
- Allocated Parking
- No Onward Chain
- Council Tax Band - A

LOUNGE/KITCHEN 22' 2" x 11' 10" (6.77m x 3.62m)
Having dual aspect double glazed windows to the front and rear elevations, fitted with a range of wall and base units with work surface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, space for appliances, electric wall mounted heater.

BEDROOM 12' 2" x 9' 8" (3.71m x 2.97m) Double glazed window, built in storage cupboard, wall mounted electric heater.

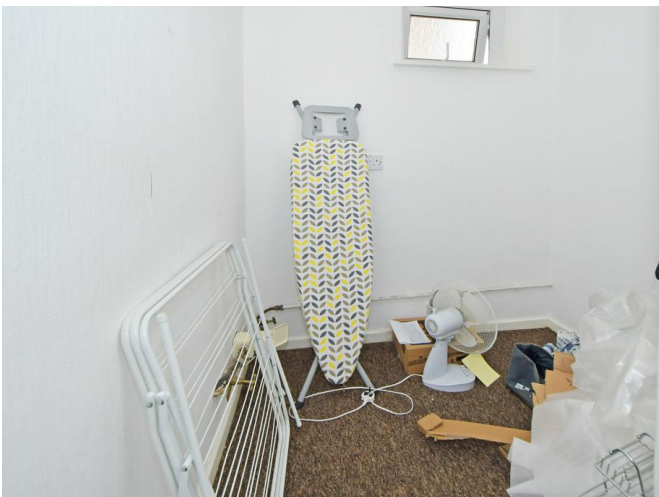
BEDROOM 11' 7" x 9' 1" (3.55m x 2.78m) Double glazed window, wall mounted electric heater.

BEDROOM 6' 7" x 5' 2" (2.02m x 1.60m) Double glazed window.

BATHROOM 6' 4" x 6' 1" (1.95m x 1.87m) White suite comprising; low level WC, hand wash basin and bath with shower over, double glazed window, electric heater.

EXTERNAL Allocated parking, communal gardens.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		





Second Floor

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.

