

For Sale



1 Middleton Court, Sandyford NE2 1QY

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Well-positioned, ground floor apartment in Jesmond. The private complex is accessed through electric gates leading to a secure car park, for the apartments use only. The apartment is accessed via communal entrance hallway, once inside, the internal hallway provides access to all rooms and features a storage cupboard. The living room is located to the front of the property. Alongside the lounge is the bathroom which comprises of a three-piece including panelled bath with electric shower over, low level WC, pedestal wash hand basin, partly tiled walls and storage cupboard housing the water tank. The Master Bedroom is located to the front of the property. With a second double bedroom located at the rear. The well-equipped and recently refurbished kitchen consists of a range of units to the wall and base, laminated roll top work surface, partly tiled walls with integrated electric oven and hob, plumbing for an automatic washing machine and laminate flooring.

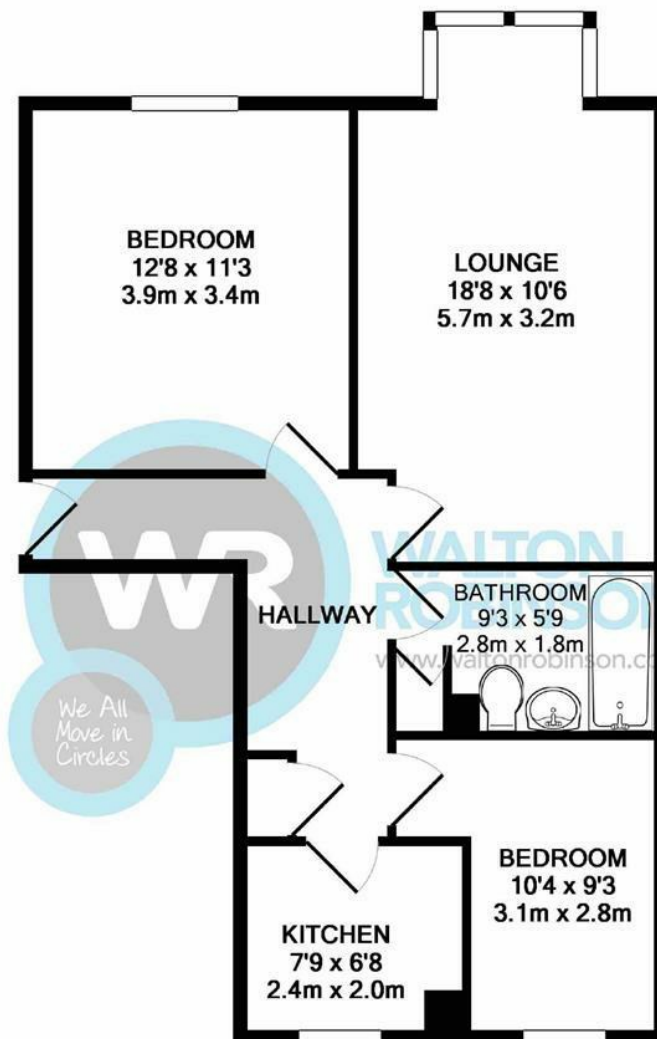
Middleton Court is well positioned to provide easy access to Newcastle City Centre's employment, shopping, transport and leisure amenities and the bars & restaurants of Jesmond's Osborne Road, Sandyford and Heaton. There are public transport and road links nearby providing access to The Coast, Cobalt Business Park and the wider Newcastle and Gateshead area.

- Ground Floor Apartment
- Two Double Bedrooms
- Large Living Room
- Recently Refurbished Kitchen
- Recently Refurbished Bathroom
- Secure Off Street Parking
- Ideal Location for City Centre Access
- EPC Rating D

Price £154,950 Leasehold - Share of Freehold

101 Percy Street, City Centre, Newcastle upon Tyne, NE1 7RY

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TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	73
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		
	60	66
England & Wales		
EU Directive 2002/91/EC		