

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Boston Court, Newcastle Upon Tyne NE12 9RA

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Offers Over £65,000

Signature are pleased to welcome to the market this two bedroom flat, situated within the popular residential area of Forest Hall. The property is situated closely to local amenities, with transportation links nearby, providing ease of access throughout the North East. This property is available for sale, ideally to investors, with a long term tenant in situ.

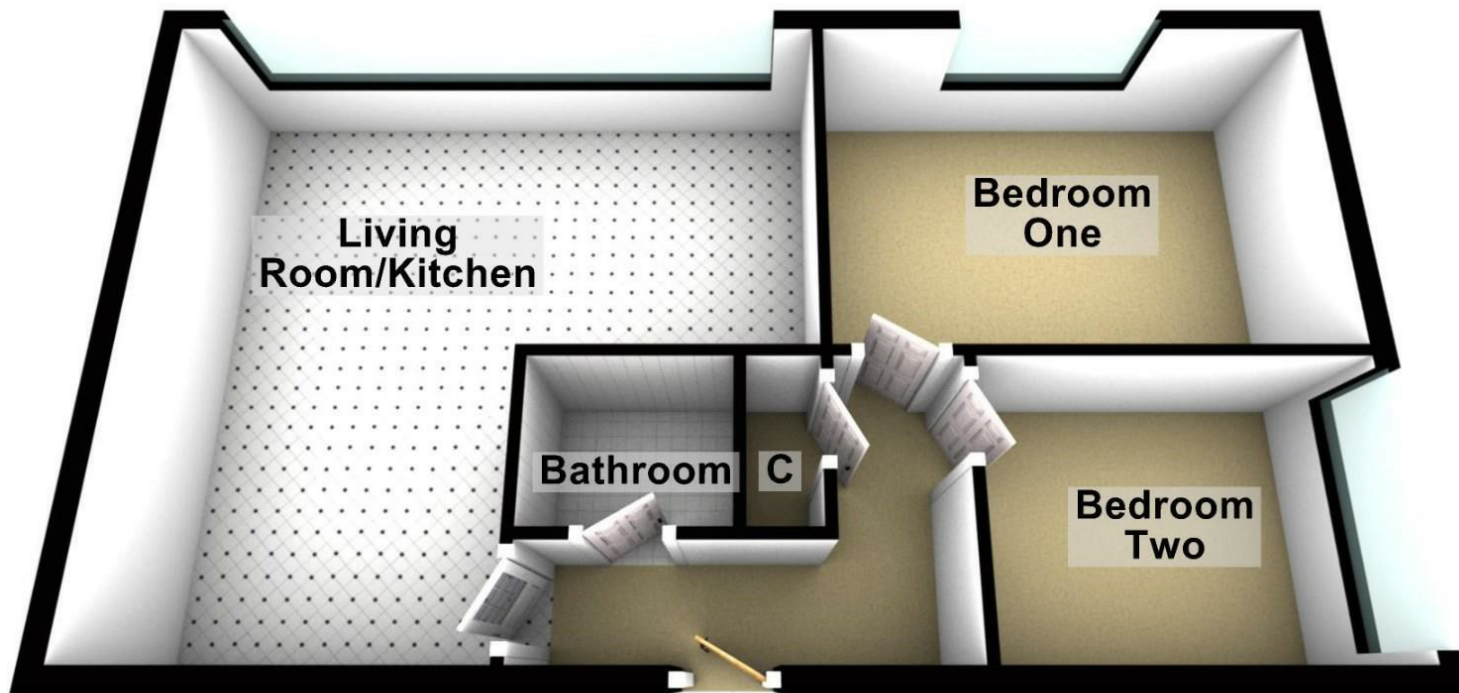
The home is briefly comprised of an entrance hall, providing access to all rooms of the home. To the left of entering, there is the expansive and open plan living room and kitchen, with a large feature window, spanning almost the entire length of the wall and allowing for a generous flow of light to fill the room during the day. To the other side of the entrance hall are the two double bedrooms, with a bathroom to complete the comfortable home.

Externally, there is parking surrounding the building itself, with communal garden areas.

Forest Hall is a village east of Benton in North Tyneside. Named after a long gone palatial residence, it is a north eastern suburb of Newcastle, adjacent to but fiercely separate from Killingworth. It has good local schooling and fantastic transportation links.

PROPERTY FLOORPLAN

Ground Floor



Please be advised the floorplans are not drawn to scale and are to be used to give an ideal of the layout of the property.
Plan produced using PlanUp.

Measurements:

LIVING ROOM/KITCHEN
18'5" x 17'9"

BEDROOM ONE
14'0" x 9'9"

BEDROOM TWO
10'9" x 7'11"

BATHROOM
6'3" x 5'4"

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		

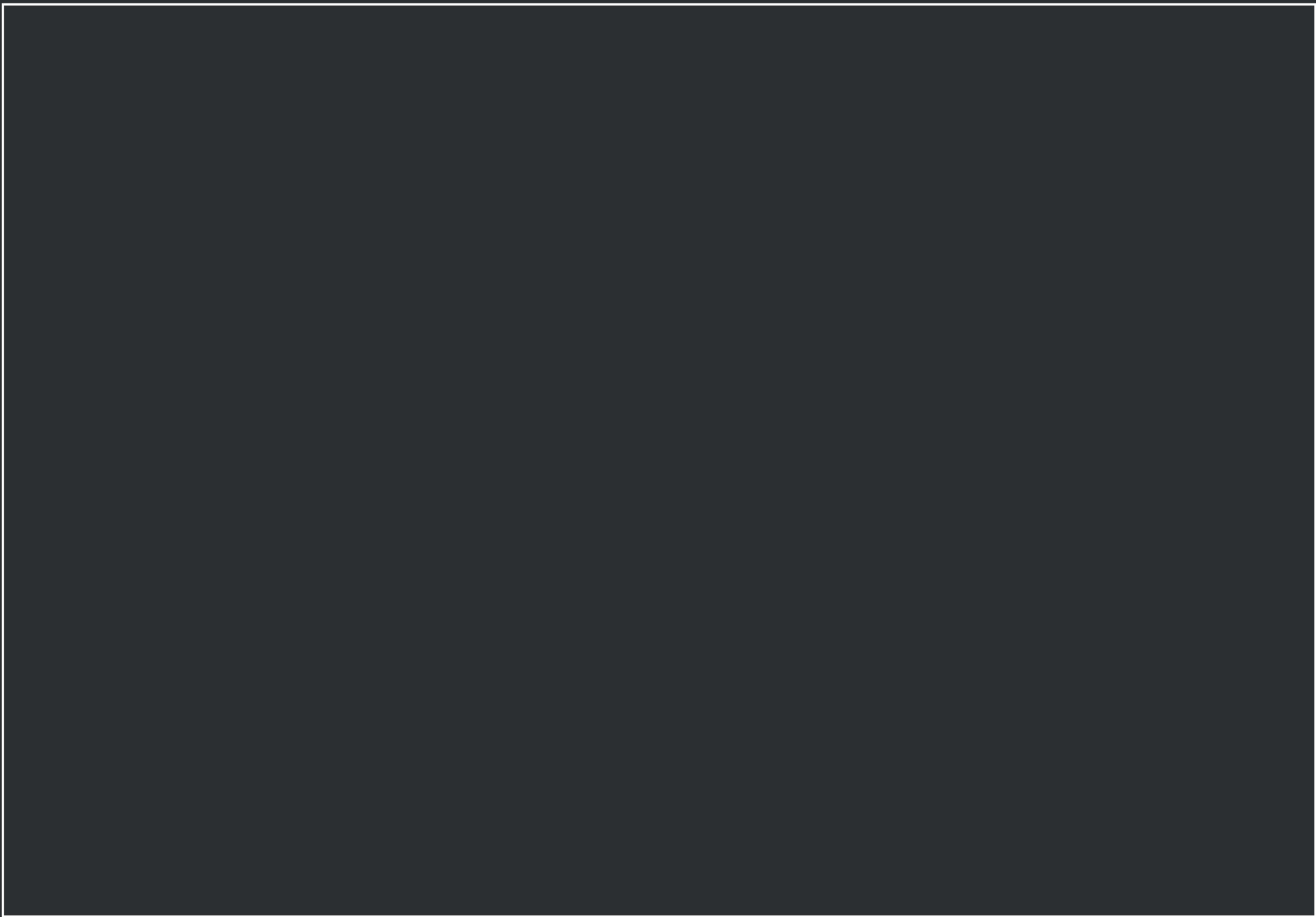
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England & Wales

EU Directive
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