





- Duplex Apartment
- Two Bedrooms
- Fantastic Views
- Transport Links Nearby
- Two En-Suites + WC
- Allocated Parking
- Spacious
- Close to Local Amenities





** Video Tour on Our YouTube Channel |
<https://youtu.be/EM8KTZaTCNQ> **

This stunning two bedroom Duplex apartment is sure to impress. The property is located within the popular Kenilworth House development and will appeal to a variety of buyers. With excellent views and within close proximity to Newcastle City centre.

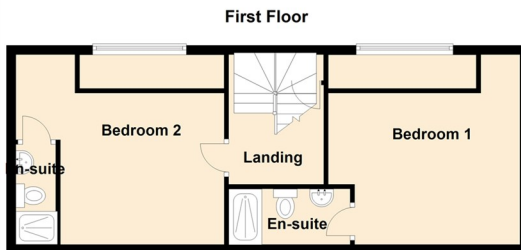
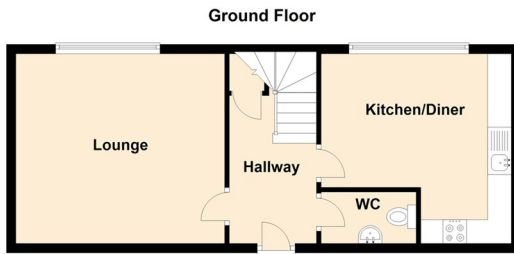
Briefly comprising:- communal entrance with stairs up to the first floor, spacious private hallway, separate WC, modern kitchen/diner and lounge both benefiting from large feature windows. To the first floor there are two bedrooms with glass panelled balustrades allowing natural light from the large feature windows and en-suite facilities to both rooms. The property benefits from electric heating and allocated parking.

Early viewings are recommended to appreciate the accommodation on offer. Call 0191 487 0800 for more information or to book your viewing.



Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.



Lounge 14'6" x 13'1" (4.44 x 4.00)

Kitchen Diner 13'2" x 13'3" (4.03 x 4.05)

Bedroom One 13'3" x 15'8" (4.05 x 4.79)

Bedroom Two 14'6" x 15'8" (4.44 x 4.78)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	26	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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