

SIGNATURE

NORTH EAST

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📍 Abbey Court, Newcastle Upon Tyne NE27 0RG

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Asking Price
£117,500

Signature North East are delighted to welcome to the market this well-presented two bedroom first floor flat situated in the popular area of Shiremoor. Ideally located within walking distance to two metro stations offering excellent links to Newcastle, the property also benefits from close proximity to the coast and nearby green spaces. A range of local amenities, shops and a gym are all conveniently close by. This is an excellent opportunity for first time buyers, professionals or investors alike. Shiremoor is a sought-after residential area offering fantastic transport connections and easy access to surrounding coastal towns and Newcastle city centre.

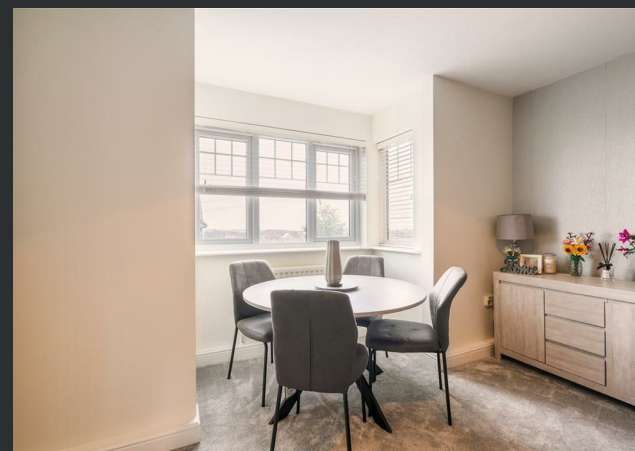
The property comprises of a welcoming entrance leading into an open plan living room, dining area and kitchen. The main living space is enhanced by a large box bay window allowing plenty of natural light. The kitchen offers an attractive range of wall and base units, integrated fridge/freezer and space for additional appliances, creating a practical and stylish cooking space.

The accommodation further benefits from a master double bedroom complete with fitted wardrobes, alongside a second double bedroom offering versatile living options. The modern bathroom is fitted with a hand basin, WC and bath with overhead shower, finished to a contemporary standard.

Externally, the property benefits from a private car park to the rear allowing parking for two cars with permits, providing added convenience and security for residents.

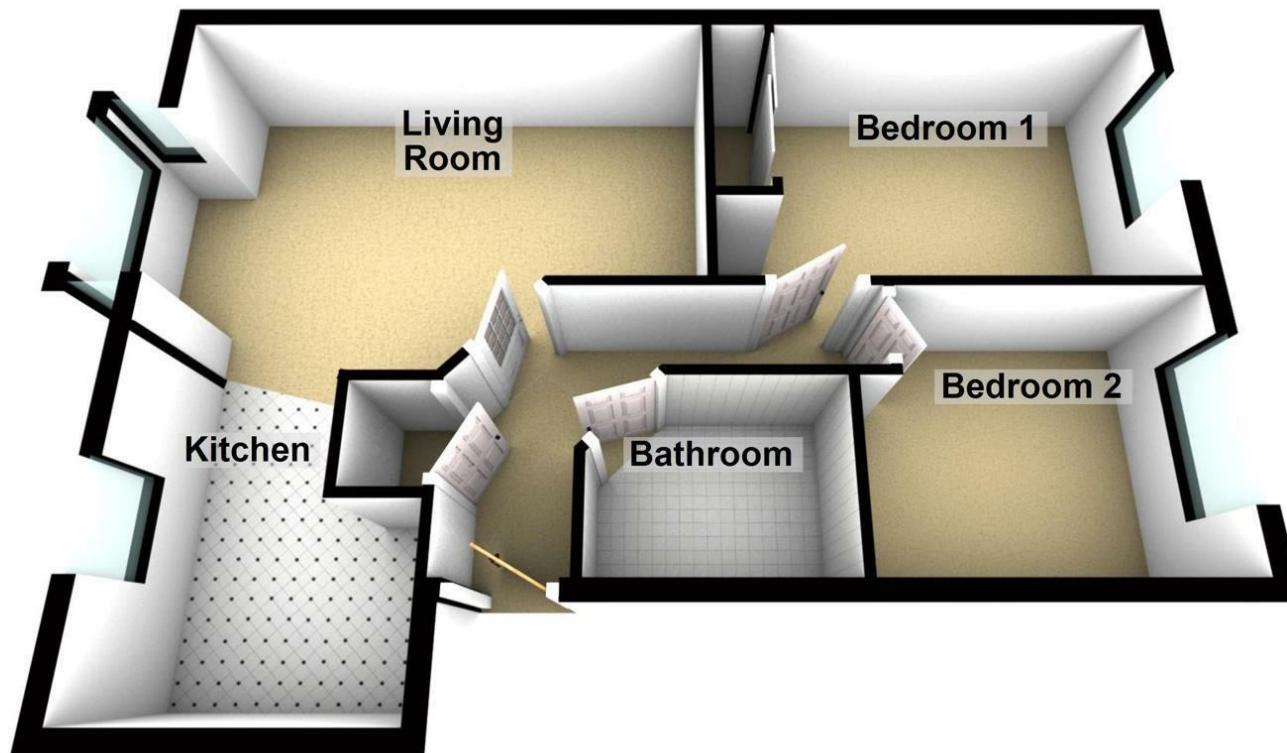
Council Tax Band: B
Tenure: Leasehold - 110 years remaining
Ground rent and service charge applicable

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



PROPERTY FLOORPLAN

First Floor



Total area: approx. 59.0 sq. metres (634.7 sq. feet)

Measurements:

Living / Dining Room
21'2" x 13'8"

Kitchen
11'1" x 9'7"

Bedroom One
14'6" x 9'4"

Bedroom Two
11'1" x 9'1"

Bathroom
7'6" x 5'7"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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