

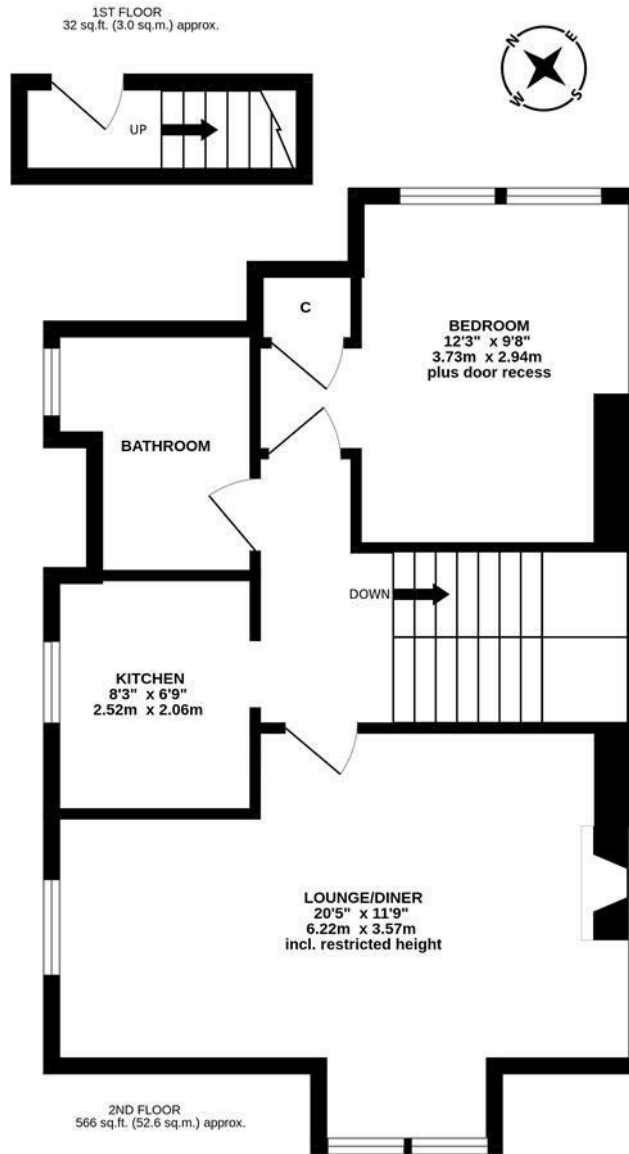


With no onward chain, a charming one bedroom conversion apartment set to the second floor of this imposing, semi detached Edwardian residence. Heaton Road, perfectly placed for convenient access to the shops, cafe's and amenities of Heaton Road itself and is within striking distance to the delightful Heaton Park, Jesmond Dene and excellent transport links into Jesmond and Newcastle city centre.

The accommodation briefly comprises: communal entrance hall with stairs to second floor; private entrance hall with stairs to landing 20ft lounge diner with feature fireplace, stripped wood flooring, spot lighting and dual aspect windows; kitchen with fitted units and work surfaces; bathroom with three piece suite; double bedroom with storage cupboard and dual windows. With off-street parking to the rear, early viewings are advised.

Charming 2nd Floor Conversion Apartment | 598 Sq ft (55.6m<sup>2</sup>) | One Double Bedroom | 20ft Lounge Diner | Kitchen | Bathroom | Off-Street Parking | No Onward Chain | Excellent Location | Leasehold - 956 Years Remaining | Service Charge £100 Per Month & Ground Rent £12 Per Annum | Council Tax Band A | EPC: D

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TOTAL FLOOR AREA : 598 sq.ft. (55.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Offers Over £125,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

