



This two bedroom upper floor flat is situated on the south backing side of King John Street, Heaton. King John Street, tucked just off Heaton Road and Second Avenue is ideally placed for access to the local amenities and cafe culture on both Heaton Road and Chillingham Road, a stones throw from Heaton Park and provides excellent access to Newcastle City centre, Jesmond and the nearby universities and hospitals.

The accommodation briefly comprises: entrance lobby through to entrance hall with stairs to first floor landing; sitting room with walk in bay and part alcove storage; kitchen with fitted units, work surfaces and rear door access to the yard; centralised shower room complete with three piece suite and spot lighting; two bedrooms, bedroom one with dual south facing windows. Externally, an enclosed shared rear yard, generous in size with fenced boundaries. In ever popular Heaton, early viewings are advised.

Upper Floor Flat | Two Bedrooms | 710 Sq ft (65.9m<sup>2</sup>) | Sitting Room | Kitchen | Shower Room | Shared Rear Yard | Great Location | GCH & DG | Leasehold - 97 Years Remaining | Service Charge £210 Per Annum | Council Tax Band A | EPC: D

**Offers Over £165,000**

**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.

