



## 1 bed apartment to buy in NE12

West Avenue, Benton, Newcastle upon Tyne, Tyne and Wear, NE12 9PB

**£99,000** Offers Over

 x1  x1  x1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ 1 Bedroom Ground Floor
- ✓ Peaceful Area
- ✓ Garage located in a nearby block
- ✓ Double bedroom with built-in wardrobes
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric

## Description

Pattinson Estate Agents are delighted to present this charming one-bedroom ground floor apartment, ideally situated within Craigmont Court in the ever-popular area of Benton.

Tucked away in a peaceful and sought-after location, the property benefits from excellent access to Forest Hall's local shops, well-regarded schools, and convenient transport links to both Newcastle City Centre and the coast.

The apartment is well maintained throughout and offers a spacious living room, enhanced by a large window that allows for plenty of natural light, creating a bright and airy feel. The bedroom is generously sized and features built-in wardrobes, providing excellent storage. Additional storage cupboards can be found throughout the property, adding to its practicality. The kitchen is well proportioned and fitted with a range of wall and base units, complemented by work surfaces.

Externally, the property benefits from a garage located in a nearby block, providing additional storage or secure parking. There is also parking available to the front of the property on a first come, first served basis.

This property will appeal to a range of buyers, including first-time buyers, those looking to downsize, and investors alike.

Early viewing is highly recommended, as properties of this nature and location rarely remain on the market for long.

To arrange a viewing, please contact Pattinson Estate Agents on 0191 215 0677 or email [forest.hall@pattinson.co.uk](mailto:forest.hall@pattinson.co.uk)

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 941

Annual Service Charge Amount: £1,470.00

Price: Offers Over £99,000

Property Type: Apartment

Parking: Garage, Communal

Heating: Electric

## External

Secure entrance, with available parking spaces



## Living Room

4.25m x 4.43m (13'11" x 14'6")

A bright and well-proportioned living space, enhanced by a large window allowing plenty of natural light to flow through. The room offers ample space for both lounge and dining furniture, creating a comfortable and versatile area for relaxing or entertaining.



## Kitchen

3.55m x 1.57m (11'7" x 5'1")

A good-sized kitchen fitted with a range of wall and base units, complemented by work surfaces. The layout provides practical storage and workspace, with room for essential appliances, making it both functional and convenient for everyday use.



## Bedroom

3.29m x 3.64m (10'9" x 11'11")

A generously sized double bedroom featuring built-in wardrobes, offering excellent storage without compromising on space. The room provides a calm and comfortable setting with plenty of room for additional furnishings if required.



## Bathroom

1.57m x 1.83m (5'1" x 6'0")

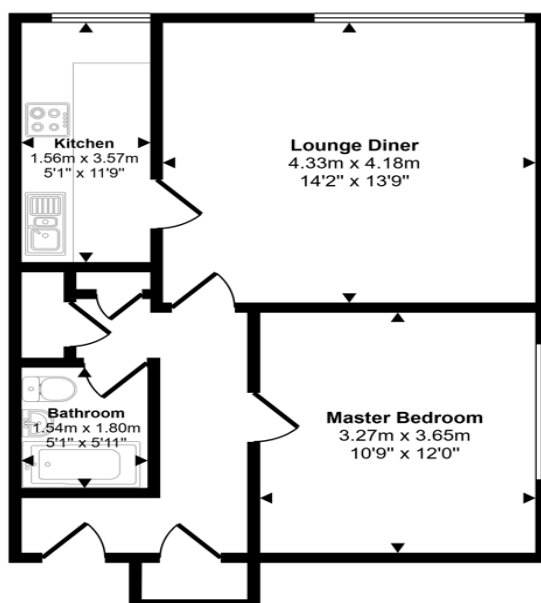
A well-appointed bathroom comprising a bath with shower over, hand wash basin and low-level WC. Finished in neutral tones, the space is both practical and easy to maintain.



## Garage

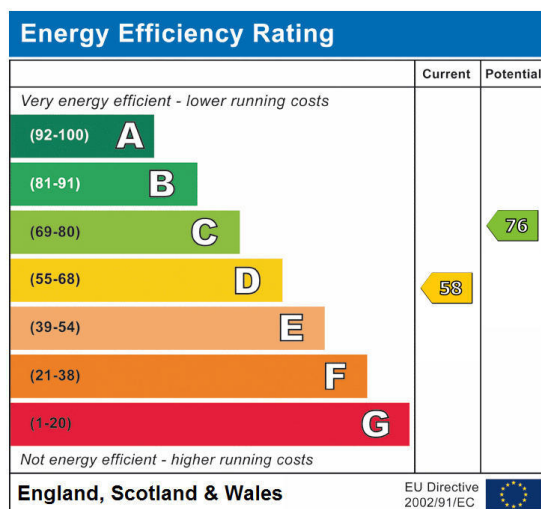
Garage located in a nearby block, providing additional storage or secure parking

Approx Gross Internal Area  
49 sq m / 526 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



West Avenue, Benton, Newcastle upon Tyne, Tyne and Wear, NE12 9PB

Contact your local branch today for more information on this property:

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

