



## 2 bed apartment to buy in NE3

Fern Avenue, Fawdon, Newcastle upon Tyne, Tyne and Wear, NE3 2AL

# £125,000

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Council Tax Band A
- ✓ EPC D
- ✓ No Onward Chain
- ✓ Central Location
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

## Description

Pattinson Gosforth, are delighted to bring to the market this beautifully presented two-bedroom ground floor flat which has been fully renovated throughout to a high standard, offering a stylish and modern home ready to move straight into.

Having undergone a comprehensive refurbishment throughout, the property offers stylish, contemporary living with a high-quality finish in every room. The accommodation comprises a welcoming entrance, a spacious living area, a brand-new fitted kitchen with modern cabinetry and quality finishes, two well-proportioned bedrooms, and a luxurious new bathroom.

The property has been extensively improved to include newly re-plastered and skimmed walls and ceilings throughout, a full electrical rewire, a brand-new boiler providing efficient gas central heating and hot water, and fresh flooring and carpets throughout. Every room has also been freshly decorated in neutral tones, creating a bright, modern interior that is ready for its new owners to move straight into without the need for any further work.

This superb apartment is ideally suited to first-time buyers, investors, or those looking to downsize. Situated in the popular suburb of Fawdon, the property enjoys excellent access to a wide range of local amenities, schools, and transport links, including nearby Metro stations and convenient road connections into Newcastle city centre and beyond.

If you are looking out for a wonderful residential sale opportunity with high potential and the ability to craft your own perfect home in Fawdon, search no further. We cordially invite you for a viewing to truly appreciate what this brilliant 2-bedroom apartment has to offer. Don't miss out on this fantastic opportunity. Book your viewing now!

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 81

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £230.00

Service Charge Review Period: Tbc

Price: Offers In The Region Of £125,000

Property Type: Apartment

Parking: On Street

Heating: Gas

Electric: National Grid

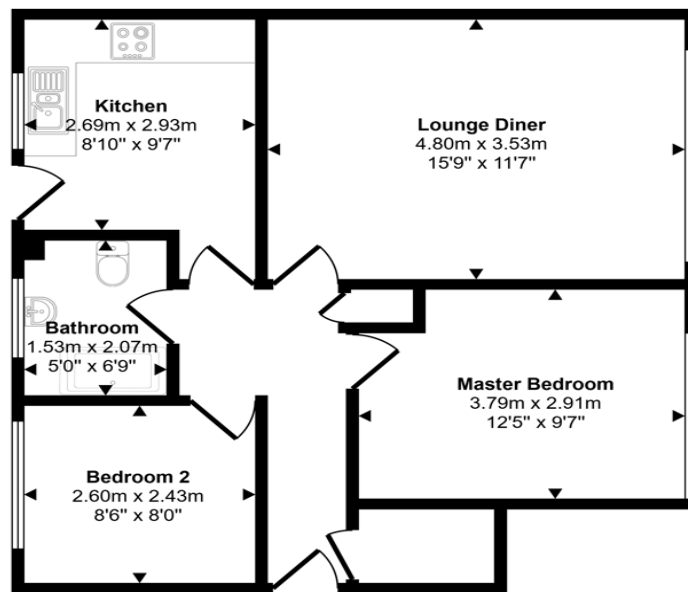
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

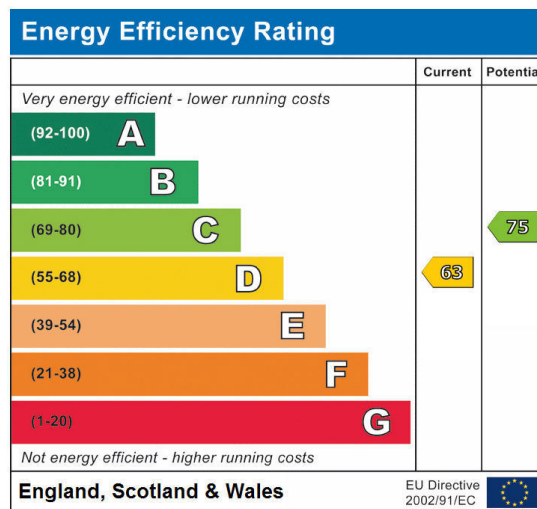
Mobile signal coverage: Good

Approx Gross Internal Area  
56 sq m / 608 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.



Fern Avenue, Fawdon, Newcastle upon Tyne, Tyne and Wear, NE3 2AL

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](http://www.kavanaghhayes.co.uk)**

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