



## 2 bed apartment to buy in NE23

Baroney Way, St. Nicholas Manor,  
Cramlington, Northumberland, NE23 1AU

**£129,950** Offers Over

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ First floor apartment
- ✓ Walking distance to train station
- ✓ Two parking bays
- ✓ Fantastic location
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

Nestled in a highly sought after location, this beautifully presented, modern apartment offers the ideal blend of contemporary living and everyday convenience. Boasting two spacious bedrooms, the home features an open plan layout which creates a welcoming and versatile space—perfect for relaxing or entertaining guests. Large windows provide an attractive outlook, filling the apartment with natural light and enhancing its airy, inviting atmosphere.

Situated just a short stroll from a variety of shops and supermarkets, this property is perfectly positioned for effortless day-to-day living. The nearby train station puts excellent transport links within easy reach, making commuting or visiting central destinations both quick and convenient. Local amenities, green spaces, and vibrant cafes further contribute to the highly desirable neighbourhood feel.

This exceptional apartment is a wonderful opportunity for those seeking style, comfort, and practicality in a prime location. Early viewing is highly recommended to fully appreciate everything this lovely home has to offer.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 999

Annual Service Charge Amount: £1,040.00

Price: Offers Over £129,950

Property Type: Apartment

Parking: Allocated

Listed property: No

Conservation area: No

Heating: Gas

Water meter: No

## Living Room

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## Kitchen

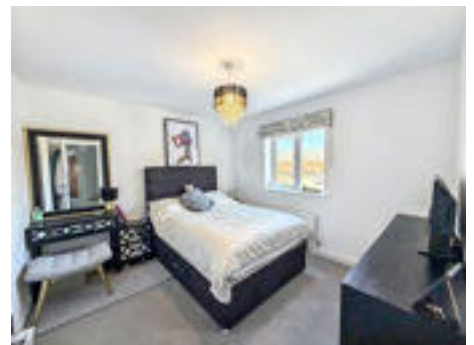
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## Additional image



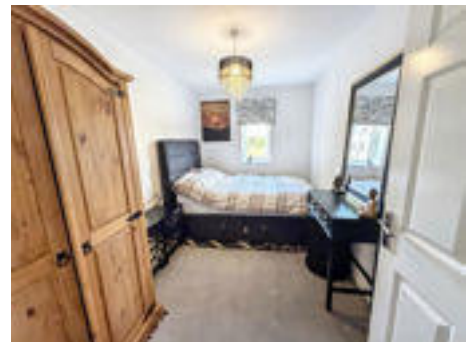
## Bedroom 1

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## Bedroom 2

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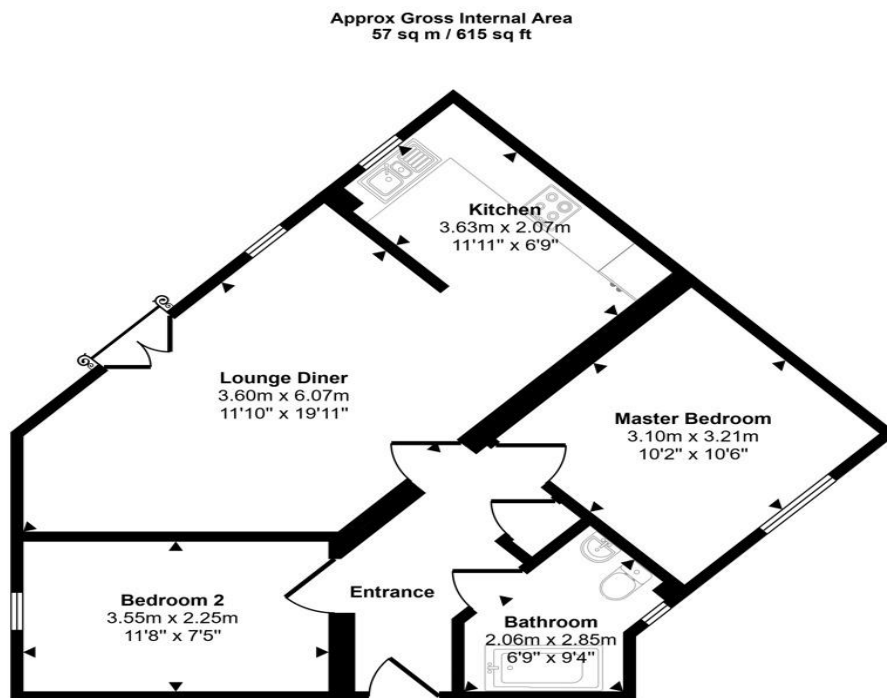
## Bathroom



**Hallway**

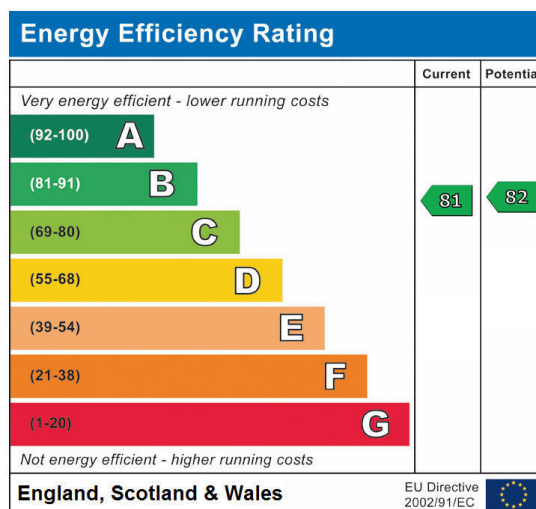






Floorplan

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.



Baroney Way, St. Nicholas Manor, Cramlington, Northumberland, NE23 1AU

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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