



## 2 bed apartment to buy in NE23

Winshields, Cramlington,  
Northumberland, NE23 6JB

**£65,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ Two bedroom Fourth Floor
- ✓ Garage
- ✓ Secure entry system
- ✓ Resident led management
- ✓ EPC Rating E

## Key Information

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

## Description

TO BE SOLD VIA ONLINE AUCTION - FEES APPLY.

For sale is a splendid, two-bedroom, upper-level apartment nestled in the sought-after location of Cramlington, Northumberland. This fabulous upper apartment showcases contemporary living at its finest, getting an efficient balance between comfort and functionality.

The property boasts two well-proportioned bedrooms with storage. The presence of a modern shower room furthers the property's appeal with its sleek design and fixtures. Additionally, a reception room provides a common area to relax and unwind with a feature fireplace, creating a welcoming environment for both residents and visitors.

The property has the added advantage of a garage, promising secure parking space for your vehicle. There are six bays to use for residents and visitors. Featuring a secure entry system, it ensures superior safety for the residents, giving peace of mind about security at all times. The kitchen is modern in design with a mixture of wall and base units. It features brand new appliances welcoming the new homeowner.

From the apartment, you get to enjoy the suburban serenity of Cramlington, a prime locale coveted for its harmonious blend of residential and commercial establishments. Furthermore, the properties location serves accessibility with local shops, eateries and public transport facilities close by, enhancing convenience for its residents.

This property radiates a charm of its own; it is perfect for first-time buyers or buy-to-let investors attracted by the apartment's location and potential returns.

Don't miss this fantastic opportunity to acquire a beautiful, straightforward home with all the essential amenities at your doorstep. We invite you to experience this beautiful property in person. Ensuring seamless assistance in your property acquisition, we at Pattinson Estate Agents look forward to serving you. Contact us for more information or to arrange a viewing.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 136

Annual Service Charge Amount: £984.00

Price: Starting Bid £65,000

Property Type: Apartment

Parking: Garage

Heating: Electric

## Front Exterior

4th Floor Apartment



## Living Room

4.90m x 3.00m (16'0" x 9'10")

Bright and spacious living room featuring a large front-facing window, modern wall-mounted electric fireplace, neutral décor and wood-effect flooring throughout.



## Kitchen

2.40m x 2.00m (7'10" x 6'6")

Modern fitted kitchen comprising a range of wall and base units with integrated oven and hob, space for appliances, tiled splashbacks and dual aspect windows providing natural light.



## Bedroom 1

3.80m x 2.40m (12'5" x 7'10")

Generous double bedroom offering integrated wardrobes, modern neutral décor, plush carpeting and a bright outlook from the large window.



## Bedroom 2

3.90m x 3.00m (12'9" x 9'10")

Well-proportioned second bedroom with neutral finishes, soft carpeting and a large window creating a light and inviting space.



## Bathroom

2.00m x 1.60m (6'6" x 5'2")

Contemporary bathroom comprising a walk-in shower, wash hand basin and WC, finished with stylish marble-effect wall panels and modern flooring.



---

## Garage

Exterior garage





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Winshields, Cramlington, Northumberland, NE23 6JB

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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.

