



## 1 bed apartment to buy in NE5

Silver Lonnen, Denton Burn, Newcastle upon Tyne, Tyne and Wear, NE5 2JN

**£49,950**

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ One Bedroom Apartment
- ✓ Popular Rental Location
- ✓ Viewing Recommended
- ✓ EPC Rating D

## Key Information

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

## Description

Situated within the popular residential area of Denton Court, this well-presented one bedroom apartment offers an excellent opportunity for first-time buyers, investors or those looking to downsize. The property benefits from a convenient location with a wide range of local amenities nearby, including shops, supermarkets, cafes and leisure facilities, while excellent transport links provide easy access into Newcastle City Centre and surrounding areas.

The accommodation briefly comprises a welcoming entrance hallway providing access to all principal rooms. The lounge is bright and well-proportioned, offering a comfortable living and dining space with ample room for furnishings, making it an ideal area to relax or entertain. The kitchen is fitted with a range of wall and base units with work surfaces over, providing practical space for cooking and everyday use. There is also room for essential appliances. The bedroom is a generously sized double room with space for wardrobes and additional bedroom furniture, creating a comfortable and peaceful environment. Completing the accommodation is the bathroom, fitted with a suite comprising bath with shower over, wash hand basin and low level WC. Externally, the property benefits from communal areas and residents' parking (subject to availability).

With its convenient location, practical layout and strong transport connections, this property represents an attractive purchase for a range of buyers. Early viewing is recommended to fully appreciate the accommodation on offer.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 999

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £568.00

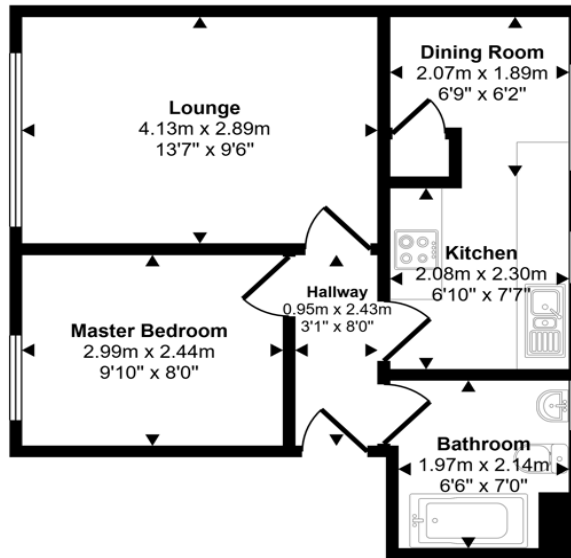
Price: £49,950

Property Type: Apartment

Parking: Allocated

Heating: Gas

Approx Gross Internal Area  
37 sq m / 397 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.

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>		79
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(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	

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

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

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