



## 2 bed upper flat to buy in NE6

Rothbury Terrace, Heaton, Newcastle upon Tyne, Tyne and Wear, NE6 5DD

**£145,000** Offers Over

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Two Bedrooms
- ✓ First Floor Flat
- ✓ Desirable Location
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Appealing to a wide variety of buyers is this two bedroom first floor flat in this favoured residential street.

The accommodation comprises; entrance area with stairs to the first floor, lounge kitchen to the rear of the property with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel sink, tiled splashback, space for appliances, breakfast bar with stools, UPVC double glazed door to the rear yard, two UPVC double glazed windows and radiator. Two bedrooms and shower room/WC. Externally to the rear is a shared rear yard which is mainly paved with walled and fenced boundaries incorporating gates to the rear lane.

The property benefits from UPVC double glazing and gas central heating.

Leasehold 125 years from 3rd November 1997 should you proceed with this purchase these details must be verified by your solicitor.

Virtual tour Available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2896d>

Please contact the Heaton Branch for further information and viewings.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 96

Annual Service Charge Amount: £1,185.00

Price: Offers Over £145,000

Property Type: Upper Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External



## Entrance Hall

With stairs to the first floor.

## First Floor Landing

With doors off to the lounge, bedrooms and shower room/WC.

## Lounge

6.35m x 3.38m (20'10" x 11'1")

Two UPVC double glazed windows to the rear, built in shelving, stripped timber flooring and radiator.



## Kitchen

4.78m x 2.53m (15'8" x 8'3")

To the rear of the property with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel sink, tiled splashback, space for appliances, breakfast bar with stools, UPVC double glazed door to the rear yard, two UPVC double glazed windows and radiator.



## Master Bedroom

5.17m x 3.92m (16'11" x 12'10")

UPVC double glazed walk in bay window to the front, cast iron fireplace set into feature surround, stripped timber flooring and radiator.



## Bedroom Two

3.11m x 2.32m (10'2" x 7'7")

UPVC double glazed window to the front and radiator.



## Shower Room/WC

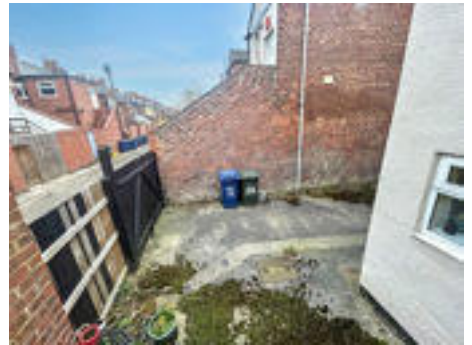
2.37m x 1.56m (7'9" x 5'1")

White three piece shower room/WC comprising; walk in shower with rainfall shower head and handheld wand attachment, hand wash basin built into unit, low level WC and radiator.

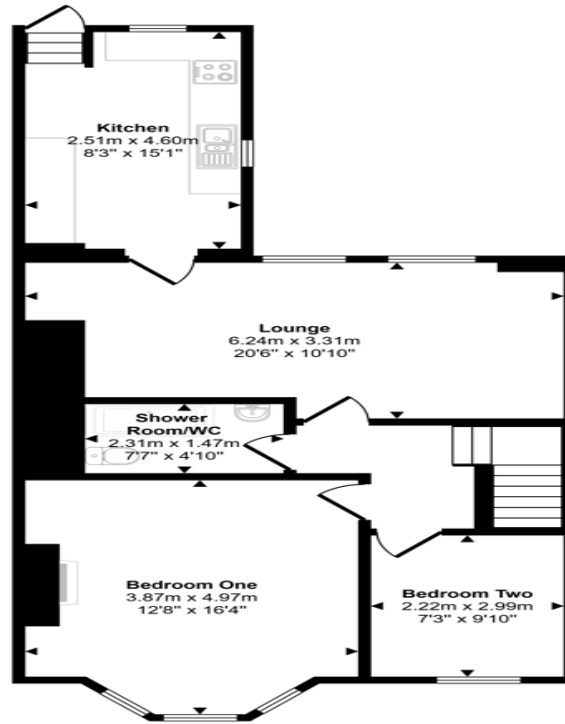


## Rear Yard

Shared rear yard mainly paved with walled and fenced boundaries incorporating gates into the rear lane.



Approx Gross Internal Area  
69 sq m / 741 sq ft



First Floor

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>	76	80
(55-68) <b>D</b>		
(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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