



## 2 bed apartment to buy in NE16

Ridley Gardens, Swalwell, Newcastle upon Tyne, Tyne and Wear, NE16 3HT

**£65,000** Offers over

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Two bedroom
- ✓ Ground floor flat
- ✓ Situated in Swalwell
- ✓ Conveniently located near local amenities, including the Metro Centre and the A1.
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Air Source Heat Pump

## Description

We are thrilled to present this beautifully maintained two-bedroom ground floor flat, ideally located in the sought-after area of Swalwell. This charming residence is conveniently close to a variety of local amenities and boasts excellent transport links. The accommodation features a welcoming entrance hall that leads into a spacious lounge, perfect for relaxation and entertaining. The modern kitchen is well-equipped, offering both functionality and style. The inviting bathroom ensures comfort, while the master bedroom provides a tranquil retreat. A second bedroom adds versatility, ideal for guests or an office space. Externally, you'll find a delightful rear yard perfect for outdoor gatherings, along with a lovely front garden that enhances the property's curb appeal.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 959

Price: Offers over £65,000

Property Type: Apartment

Parking: Allocated

Heating: Air Source Heat Pump

## Hall

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### Lounge

3.63m x 3.48m (11'10" x 11'5")



### Kitchen

3.88m x 1.96m (12'8" x 6'5")

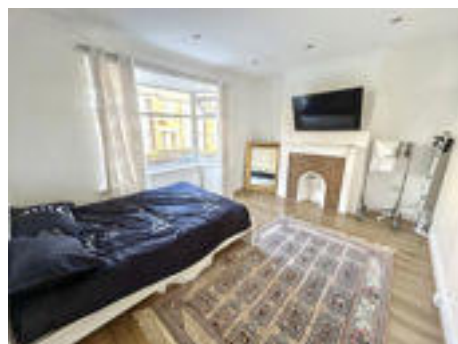


### Bathroom



### Master bedroom

4.35m x 4.11m (14'3" x 13'5")




### Bedroom two

2.59m x 2.41m (8'5" x 7'10")



**Rerar yard**



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>		75
(55-68) <b>D</b>	67	
(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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