



### 3 bed apartment to buy in NE12

Thornhill Road, Benton, Newcastle upon Tyne, Tyne and Wear, NE12 8AF

**£225,000** Offers over

 x3  x1  x1

Tenure

**Leasehold**

Garage parking

### Property features

- ✓ Stylish Three Bed Purpose Built Apartment
- ✓ Private South Facing Balcony
- ✓ Lift Access
- ✓ Private Garage
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

RARE TO THE MARKET Pattinson's are delighted to welcome to the market this three bedroom second floor apartment with convenient lift access. Perfectly located in the sought after Norwood Court, Thornhill Road, Benton, offering excellent access to all amenities including the local Village of Forest Hall, great road and public transport links and is a short walk from Benton Metro Station.

The property itself is ideally positioned on the second floor of this desirable apartment block and the internal accommodation briefly comprises:- Communal entrance with secure entryphone system with stairs and lift to all floors, private entrance hallway, 24 ft lounge/diner with South facing balcony, modern fitted kitchen, three generously proportioned bedrooms, bathroom, guest WC and utility room. Externally the property has mature communal gardens and a private garage.

Tenure: Leasehold Remaining: 946 years.

Council Tax: Band C.

For further information or to arrange a viewing please contact: [forest.hall@pattinson.co.uk](mailto:forest.hall@pattinson.co.uk)

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 946

Annual Service Charge Amount: £2,592.00

Price: Offers over £225,000

Property Type: Apartment

Parking: Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## External

Communal entrance with secure entry phone system and stairs and lift to all floors.



## Hallway

Spacious private entrance hallway with storage cupboard, wall mounted electric radiator and carpeted flooring.



## Lounge/Diner

*7.40m x 4.10m (24'3" x 13'5")*

This spacious and bright lounge/dining room boasts three windows and door leading to South facing balcony. Feature fireplace with electric fire along with two wall mounted electric radiators. Wall lights and laminate flooring.



## Kitchen

*2.60m x 2.60m (8'6" x 8'6")*

Double glazed window. Fitted with a modern range of wall and base units with roll top work surfaces and matching splashback. Electric hob with extractor, double electric oven along with Integrated appliances to include fridge, freezer, dishwasher and washing machine. Slate effect laminate flooring.



## Bedroom One

*3.80m x 3.40m (12'5" x 11'1")*

Double glazed window. Fitted wardrobes and carpeted flooring.



## Bedroom Two

3.90m x 2.90m (12'9" x 9'6")

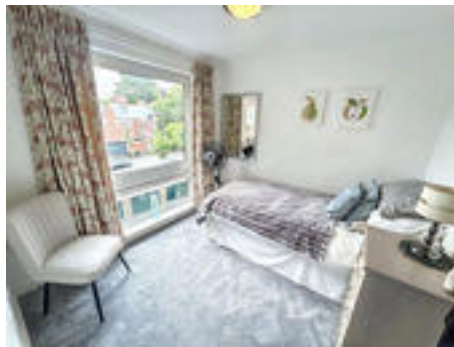
Double glazed window. Fitted wardrobes and carpeted flooring.



## Bedroom Three

2.60m x 2.60m (8'6" x 8'6")

Double glazed window and carpeted flooring.



## Bathroom/WC

2.60m x 1.80m (8'6" x 5'10")

Double glazed window. Fitted with a modern white suite consisting of: Shaped bath with shower over, back to wall W/C and wash hand basin on vanity unit. Heated towel rail, partly tiled walls and slate effect laminate flooring.



## Guest W/C

W/C and wash hand basin.



## Utility Room

2.20m x 1.40m (7'2" x 4'7")

Good size room with plenty of further storage.

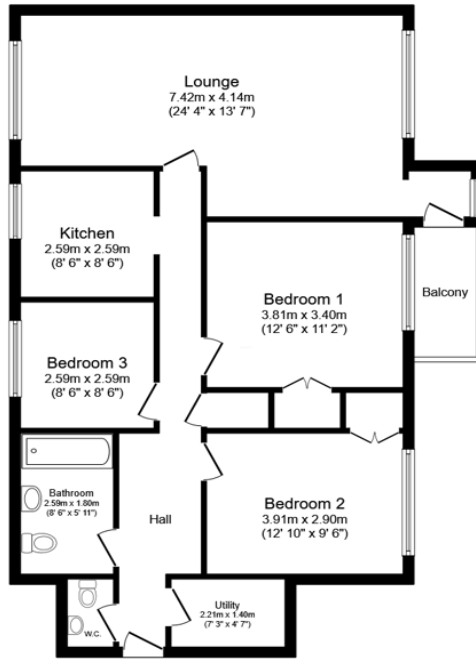
## Communal Gardens



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## Private Garage

With power and light.



Floor Plan

Total floor area: 92.7 sq.m. (997 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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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