



17 Louisville, Newcastle Upon Tyne, NE20
Offers over £155,000



Trading Places



Trading Places are delighted to offer this beautiful light and airy apartment situated on the 2nd floor within a popular & sought after modern development and only a short walk from the centre of Ponteland Village with excellent road transport links and a short commuting distance to Newcastle City Centre, Newcastle International Airport and beyond. Briefly the property comprises; a secured communal entrance lobby with stairs to the second floor, entrance hall, lounge with dining area, breakfasting kitchen, en suite to master bedroom plus main bathroom and second bedroom. Externally there is allocated car parking as well as visitor parking. The apartment is being offered for sale and could include all the furniture, as seen in the photos - and would be an ideal investment for rental purposes expecting to received a rental figure from £650pcm.

EPC Rating - B

DISCLAIMER

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

ENTRANCE HALL

Leading in to the property is this spacious hallway benefitting from an entry phone system with a screen and 2 large cloak areas.



LOUNGE/DINING AREA 7.09x2.97m (23'3" x 9'9")

This spacious and airy living area is suitable to also accommodate dining needs. With a corner window to the front and side and also a large second window there is no shortage of natural light to the room. The lounge is also equipped with a tv and telephone point, as-well as gas central heating.



KITCHEN 2.59mx2.97m (8'6")

This larger than average apartment kitchen has enough scope for a small seating area as-well as cooking space. It is well fitted with a stylish modern range of floor and wall units. Benefitting from an

integrated fridge freezer, wine racks, stainless steel gas hob, electric oven beneath and extractor hood above, There is also plumbing for a washing machine, and dishwasher. The kitchen also boasts Amtico flooring and inset spotlights to the ceiling.





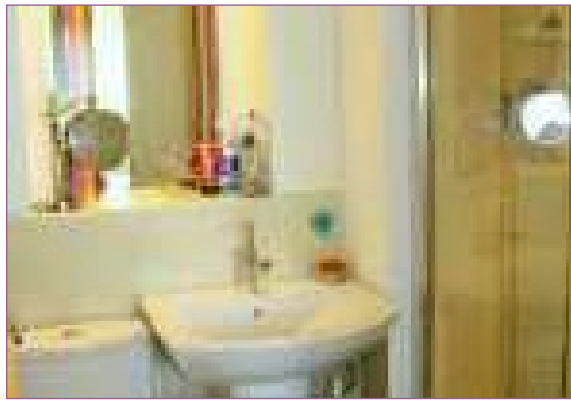
Master bedroom 33.58mx3.05m (110'2")

With a window looking out to the side of the property from the top floor the master bedroom benefits from good natural light and is very peaceful. To the other side of the room is the entrance to the en-suite shower room. The bedroom is equipped with a TV and phone point.



ENSUITE SHOWER ROOM

A beautiful white modern suite comprising of a large double shower cubicle with a sliding glass door, wash hand basin, WC, with part tiled walls.



BEDROOM TWO 2.59mx2.24m (8'6")

Also looking out to the side of the property this bedroom benefits from a good sized window with a radiator below.



MAIN BATHROOM

Another beautiful white modern suite comprising of wash hand basin, WC, panelled bath with over head shower, part tiled walls and extractor to the ceiling.



EXTERNAL

This property benefits from an allocated parking space, and also has communal/visitor parking available. The building has a very secure entry system and externally locked letter boxes.

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