

For Sale

Broadmeadows Close, Swalwell, Swalwell, NE16



**OIRO £94,950 OIRO**

## 2 bedroom Apartment

- ✓ Well Presented Executive 2 Bed Apartment
- ✓ Popular and Convenient Location
- ✓ Excellent Decorative Order Throughout
- ✓ Attractive Lounge & Fully Fitted Kitchen
- ✓ Two Double Bedrooms
- ✓ Bathroom/w.c. with Modern White Suite
- ✓ Communal Grounds and Private Parking
- ✓ Long Lease 125 yrs with low Ground Rent



## Description

Exceptionally well presented two bedroom apartment which will undoubtedly appeal to the first time buyer, professional couple or those simply wishing to down size from a larger property. The property is situated within a popular, modern development and offers 'ready to move in' order. This excellent example of 'The Falkirk' will particularly appeal to those requiring access to Newcastle City Centre and Gateshead's Metro Centre together with all destinations to the North and South via the nearby Western Bypass. Available with NO UPPER CHAIN the property itself provides entrance hall, lounge, fitted kitchen and bathroom/w.c. together with two good-size bedrooms. Externally there are communal garden areas and allotted private parking. Call 0191 488 6080 for further information or to arrange your appointment to view.

**\*\*The vendor's are happy to include all furniture as seen at the property with the sale price\*\***

## Ground Floor

**Communal Entrance** - Secure intercom entry system. Stairs leading to the first floor.

## First Floor

**Entrance Hall** - Built in cupboard housing the gas boiler (Current owners confirm that this is fully serviced). Radiator.

**Lounge** - 14' 5" x 11' 9" (4.41m x 3.6m) The focal point of this room is the feature fire surround with tiled hearth and electric fire inset. Window providing pleasant outlook to the front elevation. Double radiator.

**Kitchen** - 9' 8" x 6' 1" (2.97m x 1.86m) Fitted with a range of wall, base and drawer units with work surface over incorporating a stainless steel sink unit with mixer tap. Integrated appliances include an electric oven with four ing gas hob and extractor hood situated over.

**Bathroom/w.c.** - Fitted with a modern white suite comprising low level w.c. pedestal wash basin and panelled bath with mains shower situated over. Complementary tiling provides splash back surrounds to all units. Double central heating radiator.

**Bedroom One** - 10' 7" x 10' 3" (3.25m x 3.13m) With radiator and outlook to the front elevation.

**Bedroom Two** - 10' 1" x 6' 9" (3.09m x 2.06m) Measurements not including



Bedroom One



Bedroom Two



Bathroom/w.c.



Hallway



recess. With radiator and rear outlook.

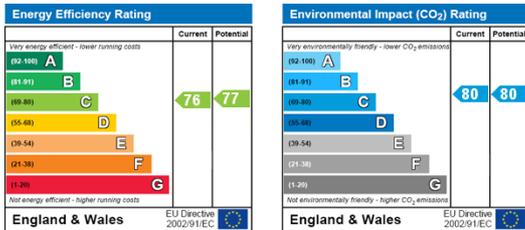
## Exterior

**Externally** - Externally there is an allotted car parking space together with additional visitor parking.



Rear Aspect View

## Energy Efficiency and Environmental Impact



**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.