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# 13 Sandyford Park

Jesmond



**SANDERSON YOUNG**  
estate agents &  
property consultants

Price Guide: £115,000



# 13 Sandyford Park, Jesmond, Newcastle upon Tyne NE2 1TA

## SITUATION AND DESCRIPTION

Excellent presented, light and airy two bedroom retirement apartment, located in the corner on the second floor of this popular purpose built development in the leafy, mature Sandyford Park. The apartment has been refurbished to a very high standard with attractive neutral décor throughout, and a modern fitted kitchen with integrated appliances, a modern bathroom that comprises of a shower and a bath and new carpets and windows throughout and ready to move in. The apartment benefits from lift and stair access, communal gardens and no upward chain.

The accommodation briefly comprises: communal entrance, lift and stairs to second floor, hallway, living room, fitted kitchen, two bedrooms, bathroom/WC, no upward chain.

Sandyford Park is ideally located for easy access to the city centre, Jesmond and Jesmond Dene, surrounded by a stone wall, with landscaped gardens and mature trees. The development benefits from a resident's lounge, and ample resident and visitor parking.

The property comprises:

## COMMUNAL ENTRANCE

With secure entry phone system and lift and stair access leading to the second floor.

## PRIVATE ENTRANCE HALLWAY

With storage and linen cupboard with hot water tank, entry phone system, night storage heater and doors leading to the principal reception space.

## LIVING/DINING ROOM

16'7 x 11'6 (5.05m x 3.51m)

The principal reception room has a lovely duel aspect with UPVC windows to the front and side elevations, two night storage heaters and decorative fire surround. There is a security alarm panel, TV point and telephone point.

Double doors lead to the kitchen.

## KITCHEN

Newly fitted with contemporary wall and base units with roll top work surfaces incorporating a corner one and a half sink and drainer. There is an integrated electric oven, hob and extractor hood, with space for a fridge freezer and washer/dryer. There is a UPVC window to the side elevation.

## BEDROOM ONE

13'8 x 8'6 (4.17m x 2.59m)

The master double bedroom has a UPVC window to the front elevation, electric wall heater, telephone point and double sliding wardrobes.

## BEDROOM TWO

10'2 x 7' (3.10m x 2.13m)

With UPVC window to the front elevation and telephone point.

## BATHROOM/WC

8'6 x 5'6 (2.59m x 1.68m)

With contemporary suite comprising bath with glass screen and electric shower, enclosed wc and wash basin housed in a vanity unit. There is half tiling to the walls with full tiling to the bath



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and shower area, shaver point, wall lighting and electric wall heater.

### **EXTERNALLY**

The property is situated in lovely private grounds, with communal gardens and ample resident and visitor parking.

### **SERVICES**

The property has mains electricity, water and drainage.

### **TENURE**

Leasehold

### **FLOOD RISK**

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

### **COUNCIL TAX**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

### **ENERGY PERFORMANCE RATING**

Grade: B



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