



## 1 bed flat to buy in NE3

Hollywood Avenue, Clothier Manor,  
Gosforth, Newcastle upon Tyne, Tyne and  
Wear, NE3 5BU

# £240,000

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ EPC B
- ✓ Council tax TBC
- ✓ Vacant Possession
- ✓ Vent Axia Air Filtration System
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

For sale in this highly-desired area of central Gosforth, Newcastle upon Tyne, close to a multitude of local amenities, shops, restaurants and public transport links. We offer this delightful one-bedroom retirement property. This residency makes for an ideal home for those who are within or preparing for their retirement years, looking for that perfect mix of independent and community living.

Nestled comfortably in a tranquil and convenient location, comprising of one spacious bedroom, complete with fitted wardrobes, a sizeable reception, with French doors and Juliette balcony, adjoining to the fully functioning and stylish kitchen, with a contemporary bathroom, perfectly designed for ease of use and comfort.

The property is in an exceptional condition with vacant possession and is ready to become the perfect home for someone. Each room has been thoughtfully designed with clean lines and a neutral colour palette, providing the perfect canvas for you to add your personal touches. The building itself offers first-class amenities, including, secure entrance system, communal lounges and on-site caretaker/manager.

The property boasts impressive energy efficiency, as reflected in its EPC rating of B. As this is a new property, information regarding the council tax is yet to be confirmed. This residence is perfect for those seeking to downsize without compromising on the quality of life.

The Gosforth area is well known for its community spirit, plentiful local amenities and quick links to the broader Newcastle area, making it a desirable location for those who value peace and accessibility in equal measure.

This property is offered for residential sale and early viewing is highly recommended. Call Pattinson Estate Agents today to arrange your personal tour of this attractive retirement property.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 997

Price: Offers In The Region Of £240,000

Property Type: Flat

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable, FTTP (fibre to the premises)

Mobile signal coverage: Good

## External



## Kitchen

2.56m x 3.20m (8'4" x 10'5")



## Living Room

3.62m x 4.05m (11'10" x 13'3")



## Bedroom 1

2.79m x 5.28m (9'1" x 17'3")

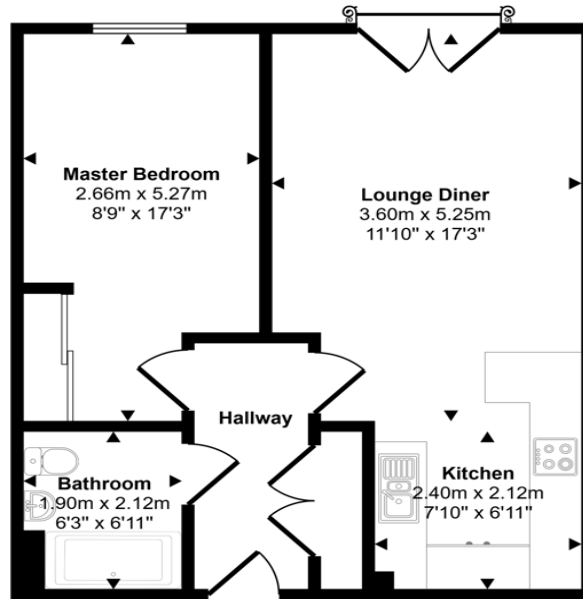


## Bathroom

1.92m x 2.12m (6'3" x 6'11")



Approx Gross Internal Area  
49 sq m / 525 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Hollywood Avenue, Clothier Manor, Gosforth, Newcastle upon Tyne, Tyne and Wear,  
NE3 5BU

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBChttp://www.norfolkpropertyauctions.com**

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