



## 2 bed upper flat to buy in NE23

Gresham Close, Cramlington,  
Cramlington, Northumberland, NE23 6EJ

# £115,000

🏠 x2 🚗 x1 🚻 x1

Tenure

**Leasehold**

## Property features

- ✓ Stunning bellway flat
- ✓ Great location
- ✓ Modern kitchen and bathroom
- ✓ Extended lease
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Beautifully presented upper flat offering an exceptional opportunity for first-time buyers or those seeking a stylish, easy-to-maintain home in an ideal location. Boasting two generous double bedrooms and a modern bathroom, the property is superbly maintained throughout, ensuring a move-in ready experience.

The lease is extended and benefits from a £15 per annum ground rent.

Step inside to discover a spacious and tastefully decorated interior. The living areas have been thoughtfully designed, seamlessly blending comfort and functionality. At the rear, a delightful, enclosed garden provides a tranquil retreat—perfect for relaxing or entertaining guests. The added benefit of a garage ensures secure parking and extra storage space.

Situated in sought-after Southfield Green, this area is highly regarded for its excellent proximity to schools and everyday amenities. With local shops, dining options, and green parks nearby, this location is perfectly suited to modern living.

Properties of this calibre, in such a desirable part of Cramlington, rarely come to market. Arrange a viewing today to fully appreciate all this home has to offer.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 165

Annual Ground Rent Amount: £15.00

Price: £115,000

Property Type: Upper Flat

Parking: On Street

Heating: Gas

## Hallway



## Living Room



## Breakfasting Kitchen



## Bedroom 1



## Bedroom 2



## Bathroom

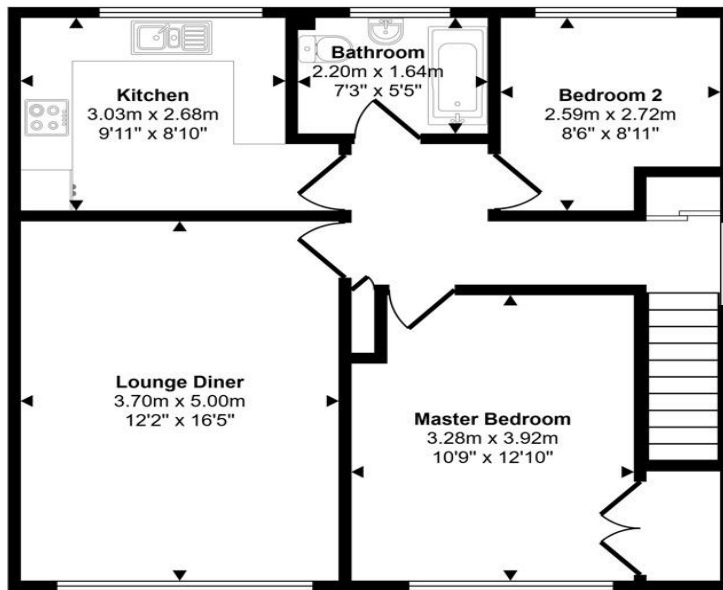


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## External



Approx Gross Internal Area  
64 sq m / 687 sq ft



First Floor

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>		
(69-80) <b>C</b>	71	78
(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	

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

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