





2



1



1

- Popular Development
- Two Bedrooms
- Close To Amenities
- Leasehold
- Viewing Recommended
- First Floor
- Allocated Parking
- Communal Gardens
- Council Tax Band *B*
- Call For More Information





** Video Tour on our YouTube Channel | <https://youtu.be/IWdfPmEJdS0>
**

This well presented, two bedroom, first-floor apartment is positioned in the popular Allingham Court in Heaton and really must be seen to be appreciated. Offered for sale with the benefit of no upper chain.

Nestled within the highly sought-after Victoria Glade development, this property boasts a prime location surrounded by a wealth of local amenities. With an array of shops, supermarkets, and schools right on your doorstep, everything you need for day-to-day convenience is just moments away. For those seeking further variety, Newcastle city centre is easily accessible via regular and reliable public transport links, providing an effortless connection to a broader selection of shops, dining, and recreational activities.

The accommodation is accessed via a communal entrance with stairs to all floors and briefly comprises: - entrance hallway with storage, two generous bedrooms; both with built-in wardrobes, stylish three piece bathroom WC with overhead shower and storage, bright and airy lounge with dual aspect windows and a modern kitchen fitted units, breakfast bar and built-in appliances to include a hob, oven, fridge freezer and dishwasher. Externally there are communal gardens and allocated parking. Further benefits include gas central heating and double glazing.

The flat really does have to be viewed to appreciate the standard of accommodation on offer. Please call 0191 270 1122 for more information.

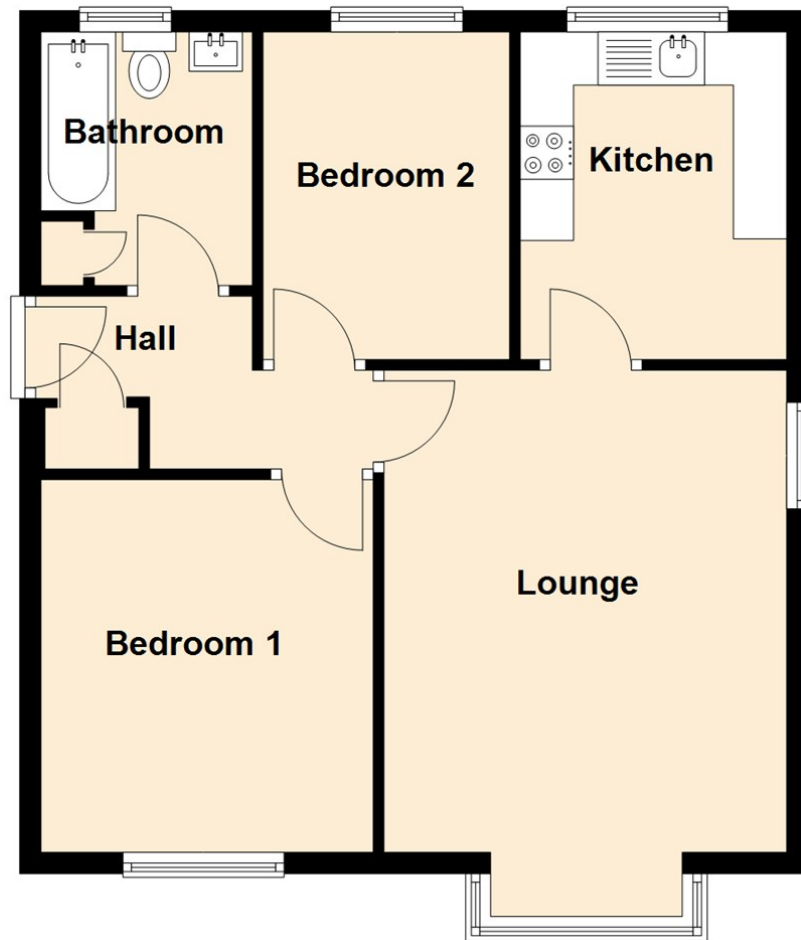
Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *B*.



First Floor



Lounge 14'9" x 13'3" (4.51 x 4.04)

Kitchen 10'1" x 8'1" (3.09 x 2.47)

Bedroom One 11'5" x 9'9" (3.50 x 2.98)

Bedroom Two 10'0" x 7'6" (3.06 x 2.31)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



www.janforsterestates.com

Gosforth
High Heaton
Tynemouth
Property Management Centre

0191 236 2070
0191 270 1122
0191 257 2000
0191 236 2680

