





- 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/IWdfPmEJdSO>  
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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.

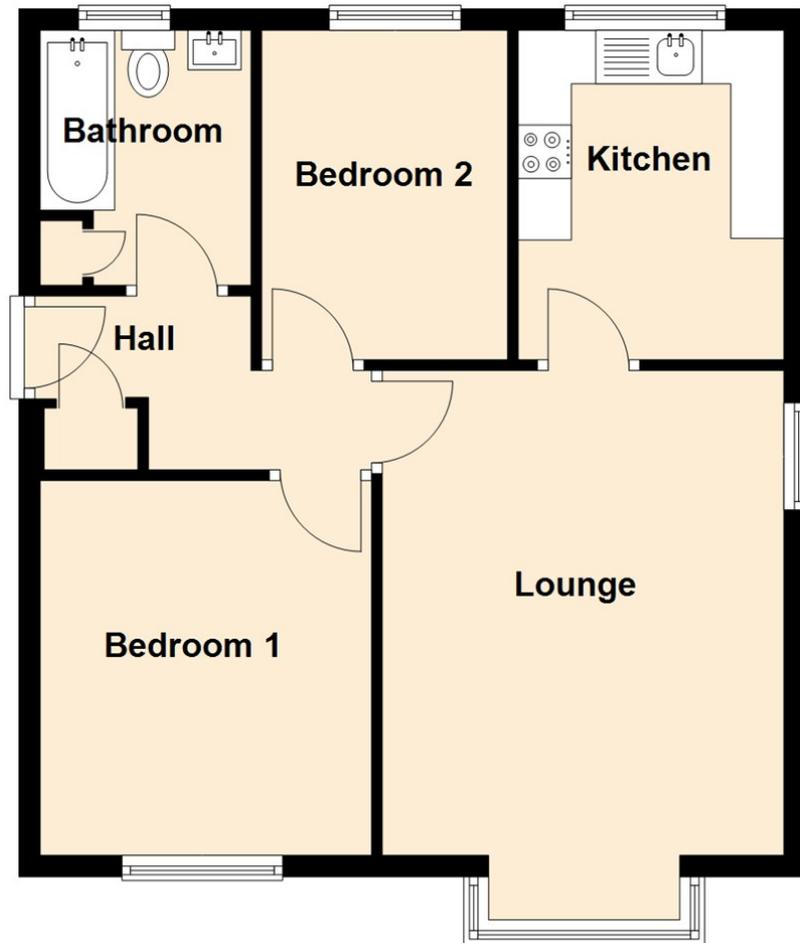
The flat really does have to be viewed to appreciate the standard of accommodation on offer. Please call 0191 270 1122 for more information.

#### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

