

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Abbey Court, Newcastle Upon Tyne NE27 0RG

# Abbey Court, Newcastle Upon Tyne NE27 0RG

**Asking Price**  
**£117,500**

Signature North East are delighted to welcome to the market this well-presented two bedroom first floor flat situated in the popular area of Shiremoor. Ideally located within walking distance to two metro stations offering excellent links to Newcastle, the property also benefits from close proximity to the coast and nearby green spaces. A range of local amenities, shops and a gym are all conveniently close by. This is an excellent opportunity for first time buyers, professionals or investors alike. Shiremoor is a sought-after residential area offering fantastic transport connections and easy access to surrounding coastal towns and Newcastle city centre.

The property comprises of a welcoming entrance leading into an open plan living room, dining area and kitchen. The main living space is enhanced by a large box bay window allowing plenty of natural light. The kitchen offers an attractive range of wall and base units, integrated fridge/freezer and space for additional appliances, creating a practical and stylish cooking space.

The accommodation further benefits from a master double bedroom complete with fitted wardrobes, alongside a second double bedroom offering versatile living options. The modern bathroom is fitted with a hand basin, WC and bath with overhead shower, finished to a contemporary standard.

Externally, the property benefits from a private car park to the rear allowing parking for two cars with permits, providing added convenience and security for residents.

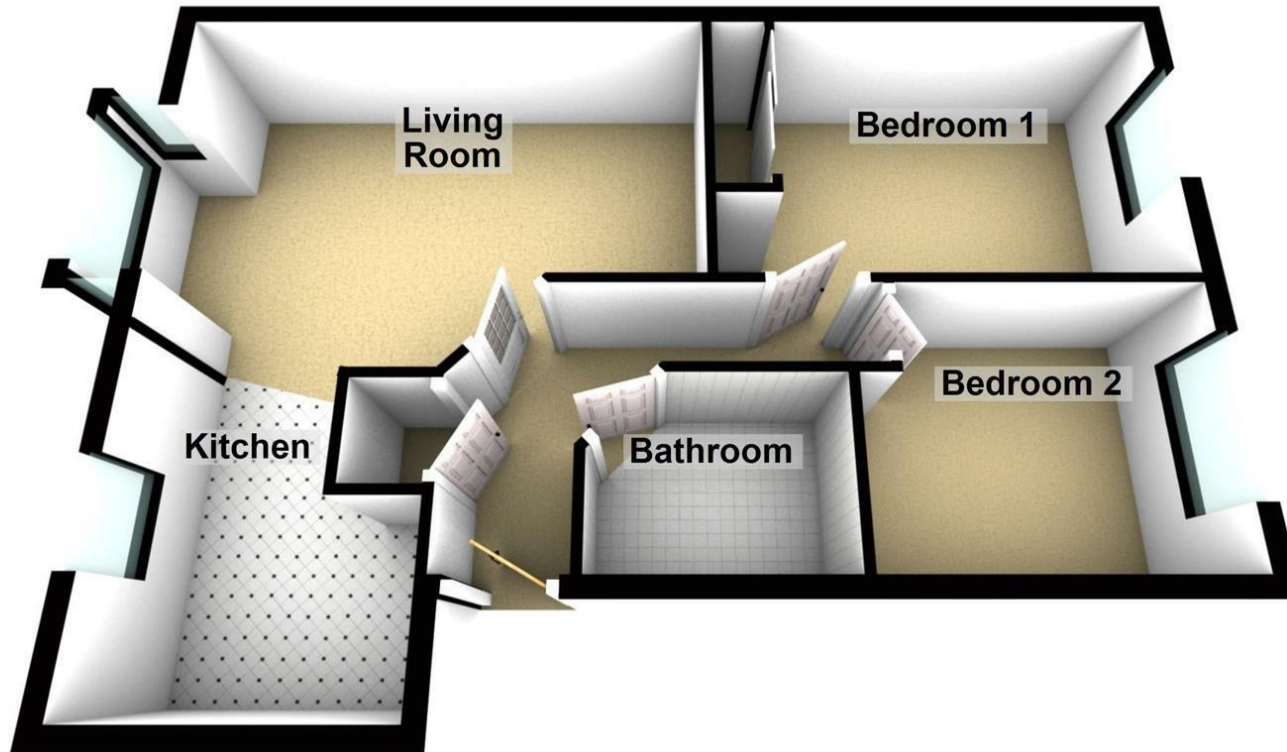
Council Tax Band: B  
Tenure: Leasehold - 110 years remaining  
Ground rent and service charge applicable



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

## First Floor



Total area: approx. 59.0 sq. metres (634.7 sq. feet)

## Measurements:

Living / Dining Room  
21'2" x 13'8"


Kitchen  
11'1" x 9'7"

Bedroom One  
14'6" x 9'4"

Bedroom Two  
11'1" x 9'1"

Bathroom  
7'6" x 5'7"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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 	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News