

# SIGNATURE

## NORTH EAST

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📍 Fenwick Close, Newcastle Upon Tyne NE27 0RL

# Fenwick Close, Newcastle Upon Tyne NE27 0RL

**Asking Price**  
**£135,000**

Situated within a well-maintained development surrounded by attractive green spaces, this beautifully presented two-bedroom ground floor flat offers modern, fresh décor throughout and is ideal for first-time buyers, professionals or those looking to downsize. The property enjoys a superb location just a short walk from Northumberland Park Metro Station, providing excellent transport links, while the A19 and A1058 Coast Road are easily accessible for commuting across the region. A range of local shops are close by, with Silverlink Retail Park offering an excellent selection of shopping, dining and leisure facilities just a short drive away.

Accessed via a secure communal entrance, the apartment opens into a welcoming hallway which provides access to the main living accommodation. The bright and spacious open plan living and dining room features a beautiful bay window, allowing plenty of natural light to fill the space, while attractive wood-style flooring creates a warm and contemporary feel. The adjoining kitchen is fitted with a range of stylish base and wall units, complemented by integrated appliances and practical workspace.

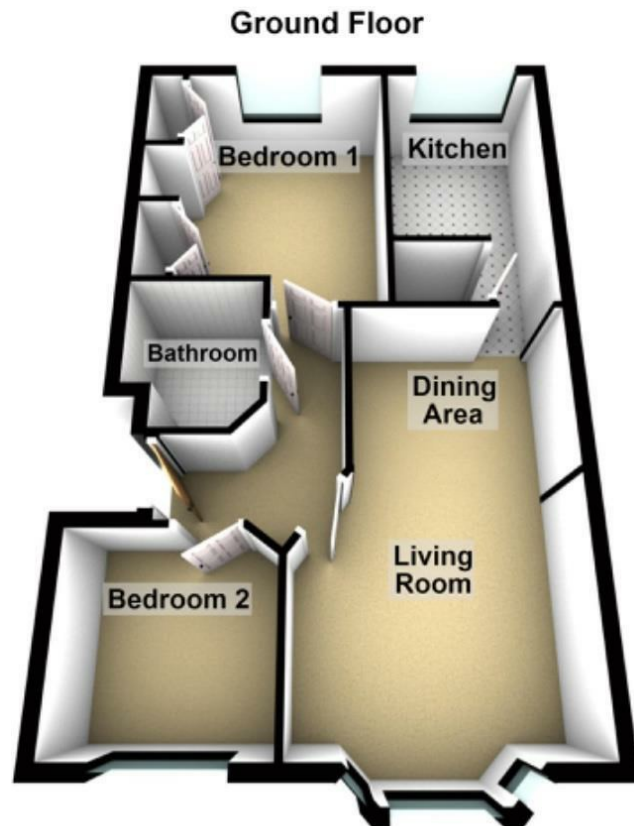
The sleeping accommodation comprises a generous principal double bedroom complete with two fitted wardrobes, providing excellent storage and views overlooking the communal gardens. The second bedroom is a versatile space, accommodating a queen-size bed, although it is currently arranged as a single bedroom with a dedicated office area, making it perfect for those working from home. Completing the interior is a modern bathroom fitted with a bath, overhead shower, wash hand basin and WC, finished in a clean and contemporary style.

Externally, residents can enjoy communal garden areas, providing pleasant outdoor space to relax and unwind. The property also benefits from a designated parking space together with additional visitor parking, adding further convenience to this superbly located home.



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

# PROPERTY FLOORPLAN



Total area: approx. 56.3 sq. metres (605.6 sq. feet)

## Measurements:

Living Room  
10'8" x 11'10"

Dining Area  
7'2" x 9'3"

Kitchen  
7'3" x 12'10"

Bedroom One  
12'8" x 9'6"

Bedroom Two  
8'4" x 8'5"

Bathroom  
5'11" x 6'11"

## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>79</b> | <b>79</b> |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC







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