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16 Boulevard Park Newcastle

BT33 0GH



First Floor Apartment

This first floor apartment is located just off Dundrum Road. The apartment is bright and well presented, there is a balcony to the side and the property is situated within walking distance of the town and amenities.



- Sitting Room/Dining/Kitchen, Cloak cupboard
- 2 Bedrooms (1 En Suite), Bathroom
- uPVC Double Glazed
- Gas Heating
- Communal car parking
- Intercom system
- Price: Offers in the Region Of £118,000

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	61	69
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

THE PROPERTY COMPRISES:

First Floor

Entrance Hall: Cloak cupboard.

Sitting Room/Dining/Kitchen: 12' 11" x 26' 0" (3.93m x 7.92m) Sitting Room Area with laminate floor, cornice ceiling, television point. Dining Area/Kitchen Area with laminate floor, range of high and low level cupboards with laminate doors and work surface. Integrated oven and ceramic hob, extractor fan, 1½ bowl stainless steel sink and drainer. Part wall tiling, plumbed for washing machine, patio doors to spacious balcony.

Bedroom (1): 10' 1" x 12' 5" (3.07m x 3.78m) Laminate floor.

En suite Shower Room: Comprising W.C, WHB, shower cubicle with electric shower.

Bedroom (2): 8' 0" x 8' 0" (2.44m x 2.44m) Laminate floor.

Bathroom: White suite comprising W.C, WHB, panel bath with telephone shower, part wall tiling.

Service Charge: Half Yearly Charge- £330.00.

Viewings: By appointment with the agents.

