



**Bamburgh Walk
Newcastle upon Tyne
Tyne and Wear
NE3 3PH**

Offers in Excess of £64,000

bettermove

Bamburgh Walk

Newcastle upon Tyne

Bettermove are proud to welcome to the market this charming 2 bedroom top floor flat in Gosforth, available with no forward chain.

This is a leasehold property with 98 years remaining on the lease - the ground rent is £10 per year and the service charge is £250 per year. The council tax band is A.

The interior of this well presented property consists of a spacious lounge, separate fitted kitchen/diner, two double bedrooms and bathroom.

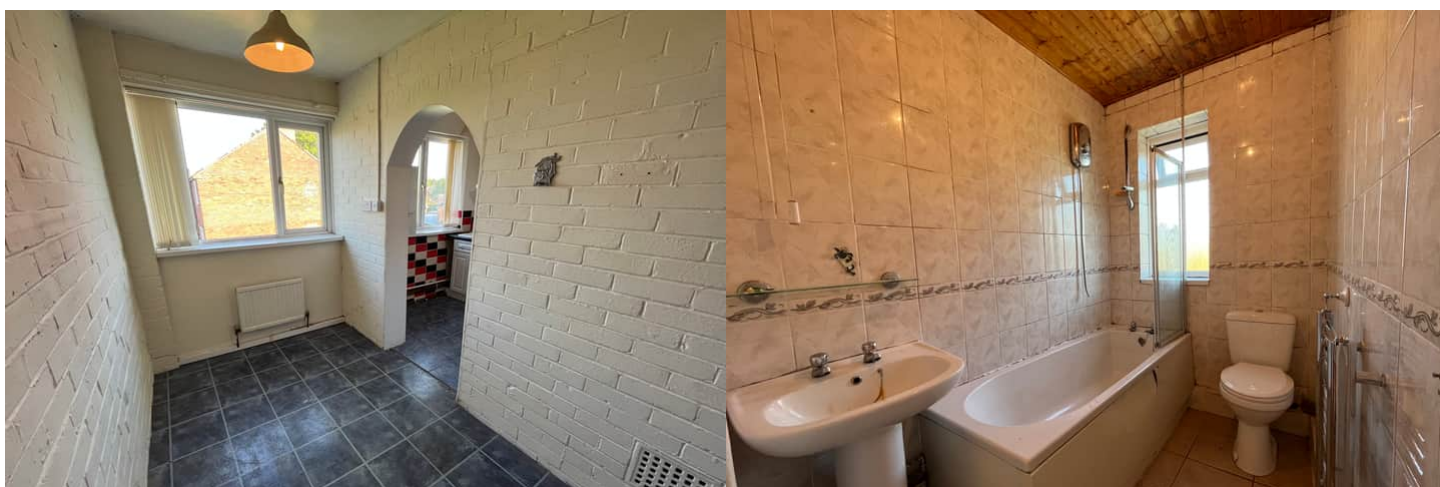
Located in the sought after area of Gosforth, the property is close to a wide range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport connections can be found nearby Wansbeck Road Metro station, which provides quick and convenient access across Newcastle and Tyne and Wear. Additionally, the property benefits from its proximity to the A1 road, allowing for easy commuting and travel by car.

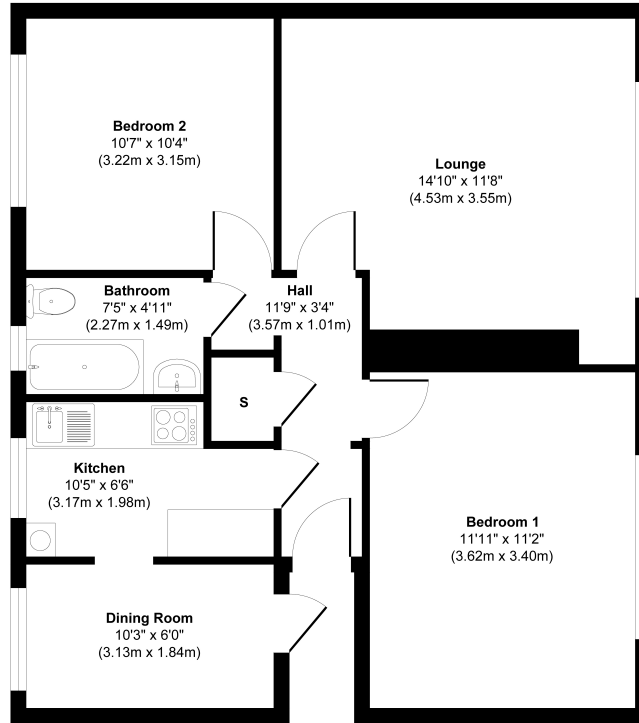
This exciting opportunity should not be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Floor Plan
Approximate Floor Area
715 sq. ft
(66.48 sq. m)

Approx. Gross Internal Floor Area 715 sq. ft / 66.48 sq. m

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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