

ANGUS AND CO

5 Little Dene Lodore Road, Newcastle Upon Tyne

Newcastle Upon Tyne

Offers Over £475,000

# 5 Little Dene Lodore Road

Newcastle Upon Tyne

Spacious two bedroom flat with two receptions, west-facing balcony, double garage, parking, and great transport links in a sought-after development near local amenities. Early viewing advised.  
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Highly sought after residential location
- Large private balcony with West facing aspect
- A large 2 bedroom, 2 reception room apartment
- Close to amenities and transport links
- On site parking and double garage
- Rare Opportunity to purchase in this popular development
- Must be viewed to appreciate both the location and accommodation on offer



### Communal Entrance

At the front of the property a communal entrance door opens to a lobby with security entry system and door to the lobby with a lift and stairs to the second floor landing with a private door opening to:

### Reception Hall

This spacious hall has 3 storage cupboards, decorative cornicing, a central heating radiator and door that open to:

### Dining room

17' 11" x 10' 10" (5.45m x 3.31m)

This spacious dining room has a double glazed window with South facing aspect, decorative cornicing, central heating radiator and a pocket door that opens to:

### Lounge

17' 11" x 14' 7" (5.45m x 4.45m)

This wonderful room has double glazed windows and French doors that have west facing aspects and open onto the private balcony. There is a feature fireplace, decorative cornicing and great views to the West

### Master Bedroom

17' 11" x 14' 7" (5.47m x 4.45m)

This large double bedroom also has double glazed windows and French doors that open onto the private balcony with wonderful open West facing views and there are 2 built in wardrobes.

### Bedroom 2

17' 11" x 10' 6" (5.47m x 3.21m)

The second bedroom is another generous double bedroom. It has 2 large double glazed windows with East facing aspects, a built in wardrobe and a door opening to the en-suite shower room.

### En-suite Shower

4' 11" x 6' 10" (1.49m x 2.08m)

There is a tiled shower recess with mains fed shower, a wash hand basin and wc with a concealed cistern and full tiles splash backs.

### Dining Kitchen

17' 11" x 10' 11" (5.45m x 3.32m)



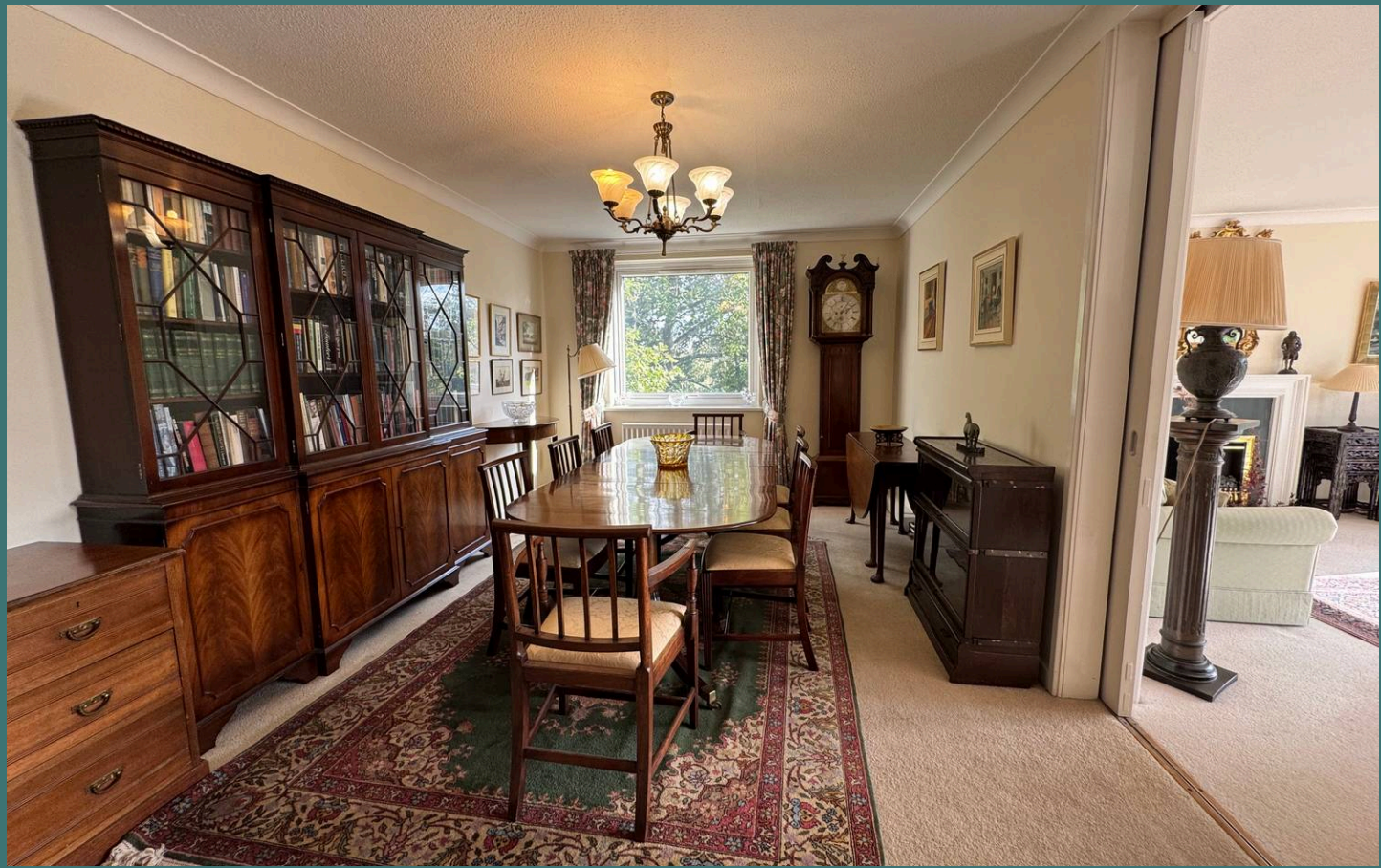
## BALCONY

The balcony runs the full width of the apartment and has wonderful West facing aspects

## DOUBLE GARAGE

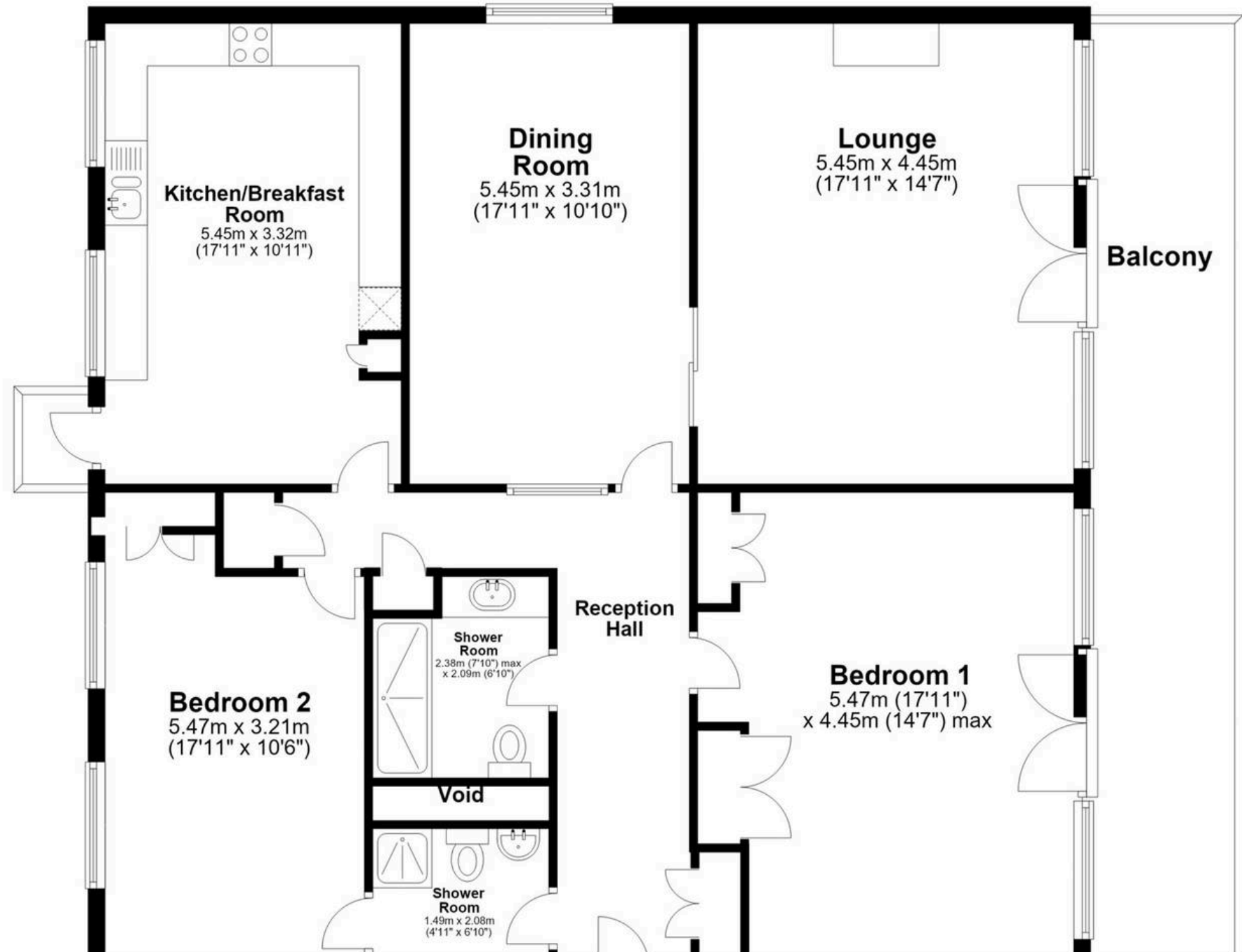
2 Parking Spaces

There is off street parking for residents as well as a private double garage in the basement carpark.



## Second Floor

Approx. 127.2 sq. metres (1368.9 sq. feet)  
(excluding Balcony, Balcony)





## Angus and Co

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