



15
Meadow Rise
Newcastle upon Tyne, NE5 4TR

OIRO £60,000

We offer to the market this delightfully quaint studio apartment situated on Meadow Rise. Internally the accommodation offers an entrance hall, lounge/bedroom, fully equipped kitchen and bathroom suite. Meadow Rise is in a great position with numerous local services close at hand and great transport links. The area is well positioned to provide easy access to Gosforth, Kenton and the West End.

EPC Rating: D



- **Plenty of on street parking**
- **Great location for transport links**
- **Fully equipped kitchen**
- **Built in storage in the hallway**
- **Three-piece bathroom suite**
- **Double glazing throughout**

ACCOMMODATION

Bathroom

6' 11" x 5' 1" (2.098m x 1.539m)

Leading off the entrance hall is the bathroom featuring a white three piece suite with fitted chrome overhead shower, this is a good sized space comprising of partially painted, white tiled walls and tiled effect vinyl to the floor.

Lounge

14' 3" x 11' 7" (4.353m x 3.540m)

A spacious living area featuring neutral decor to the walls and floor with a large front facing window allowing the light to flow around the room.

Bedroom

14' 3" x 6' 9" (4.353m x 2.053m)

Hidden away towards the back of the living area is the bedroom with a pull down bed allowing storage to the right hand side.

Kitchen

8' 6" x 5' 1" (2.596m x 1.543m)

Fully equipped kitchen with all working appliances. This small but compact space offers plenty of wall and base units, cream worktops, chrome sink with a rear facing view and a four ring electric hob, oven/grill.

External

Plenty of on street parking with bay parking to the side of the property. Meadow Rise is in a great position with numerous local services close at hand and great transport links. The area is well positioned to provide easy access to Gosforth, Kenton and the West End. The property is within easy reach of Newcastle Central Station as well as Newcastle International Airport. The A1 Western Bypass and A69 roads are also close at hand ensuring easy access out of Newcastle both North and South and west towards Hexham. Meadow Rise also enjoys good public transport with regular buses into Newcastle City Centre.



MONEY LAUNDERING REGULATIONS 2003

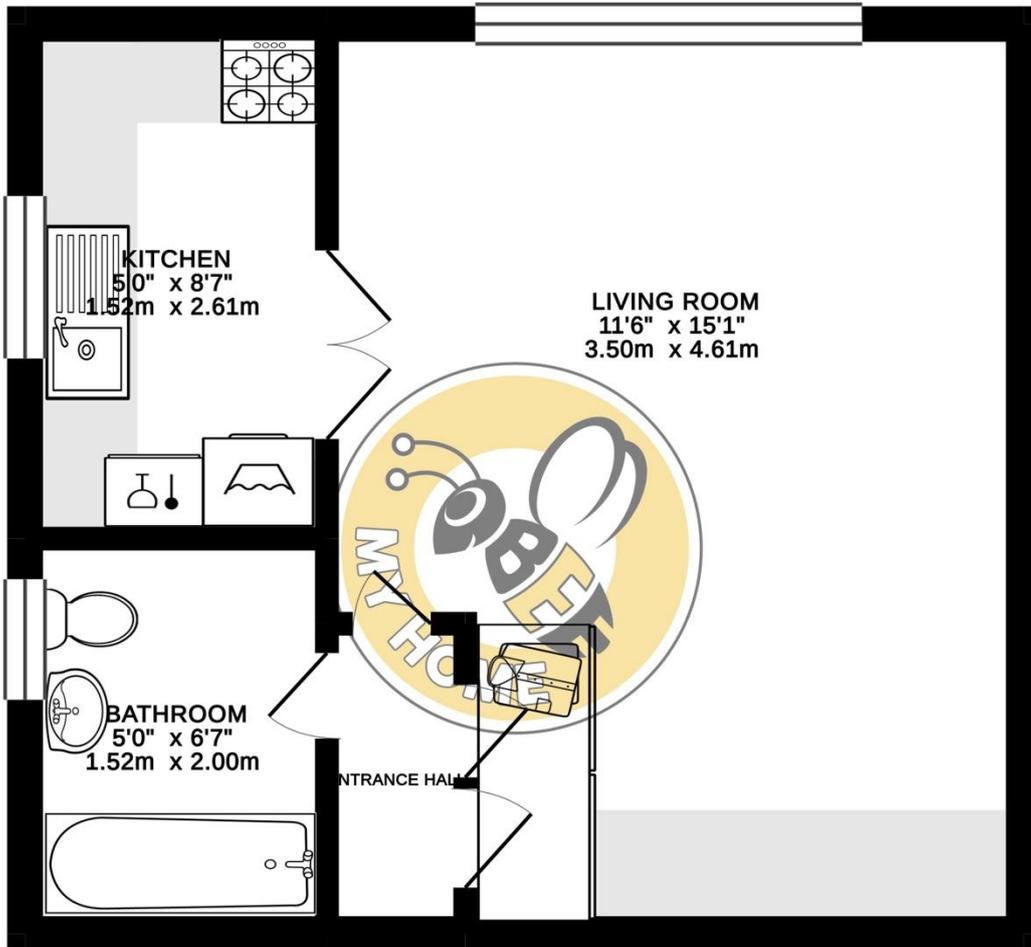
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



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GROUND FLOOR 249 sq. ft.
(23.1 sq. m.)



TOTAL FLOOR AREA : 249 sq. ft. (23.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate



15, Meadow Rise
NEWCASTLE UPON TYNE
NE5 4TR

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

Top-floor flat
25 January 2012
26 January 2012
2358-0060-6209-9052-1974
RdSAP, existing dwelling
25 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environment Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	571 kWh/m ² per year	441 kWh/m ² per year
Carbon dioxide emissions	2.5 tonnes per year	2.0 tonnes per year
Lighting	£25 per year	£19 per year
Heating	£362 per year	£161 per year
Hot water	£107 per year	£85 per year

You could save up to £228 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practise. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.