



Forest Avenue
Newcastle Upon Tyne

Offers in Region of £240,000

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Alexander Hudson Estates introduce to the market this well-presented two-bedroom flat, offering contemporary accommodation across a spacious floor plan. The property combines modern design with thoughtful touches, ideally suited for comfortable everyday living. With allocated parking and landscaped surroundings, this flat offers both convenience and a welcoming environment for residents.

Upon entering, a bright and inviting hallway with modern herringbone flooring and a decorative radiator cover sets the tone for the home. The entrance is further enhanced by a stylish staircase and glass panel door, creating a sense of openness and sophistication. The open-plan living area is a real highlight, featuring a modern built-in entertainment unit, integrated fireplace, and recessed lighting. Large windows, including a striking bay window, flood the space with natural light, making it an ideal setting for both relaxation and entertaining. The kitchen is seamlessly connected to the living area and is fitted with sleek wooden cabinetry, integrated appliances, and a contemporary tiled backsplash, offering ample storage and practicality for everyday use.

The property offers two generously sized bedrooms, both benefitting from unique architectural features such as circular and slanted windows that provide character and abundant natural light. Each bedroom is complemented by plush carpeting and modern lighting, ensuring a warm and restful retreat. Built-in wardrobes and storage units feature throughout, maximising space and keeping the accommodation clutter-free. One bedroom includes access to a stylish en-suite bathroom, while the main bathroom boasts a modern design with white tiles, a built-in storage unit, and skylight windows for a bright and airy atmosphere. Contemporary fittings, including a towel radiator and wood-effect cabinetry, further enhance the bathroom's appeal.

Externally, the property is set within landscaped surroundings, providing an attractive setting and a sense of privacy. Allocated parking is a key benefit, offering convenience for residents and visitors alike. The flat's unique blend of modern and traditional architectural elements, along with its well-maintained green spaces, creates a welcoming environment.





Forest Hall is a well-established suburb named after the Victorian mansion that once stood in the area. This leafy neighbourhood offers a mix of properties, local shops, cafés such as Sands of Tyne Coffee Shop & Bar, and supermarkets, complemented by nearby green spaces. Benton Metro Station and road links via the A19 and A1 provide straightforward commuting. Families are well served by schools including Forest Hall Primary and Ivy Road Primary, alongside nearby secondary schools. With its combination of character, amenities, and green surroundings, Forest Hall remains a highly desirable area for residents of all ages.

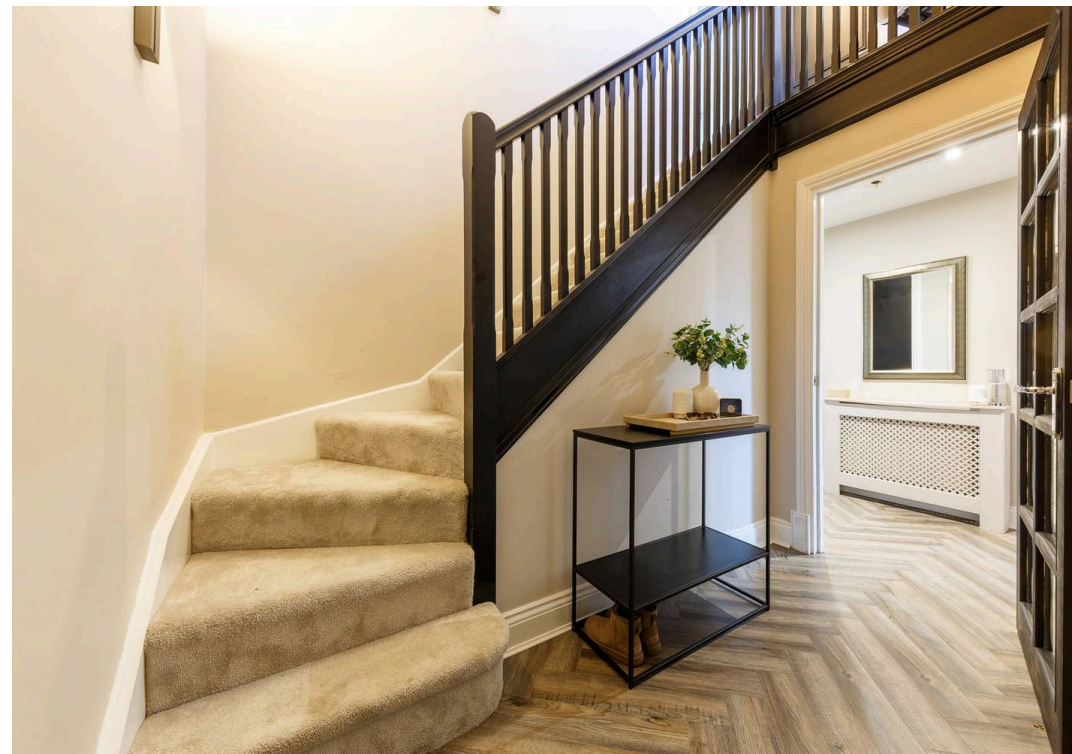
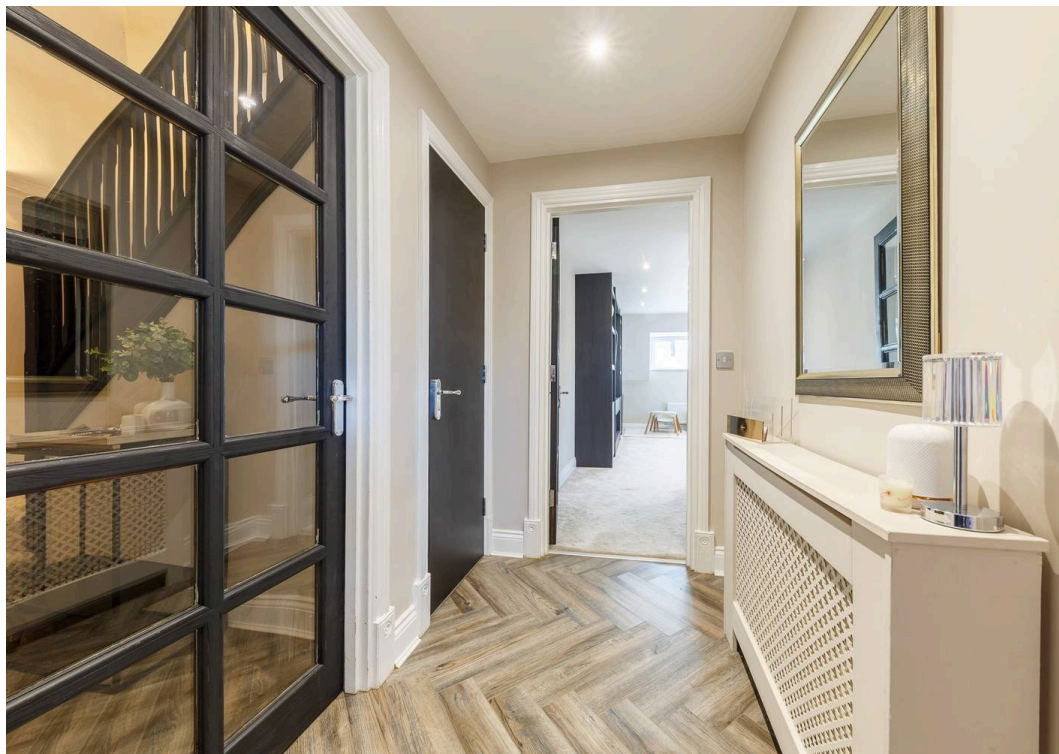
Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: B

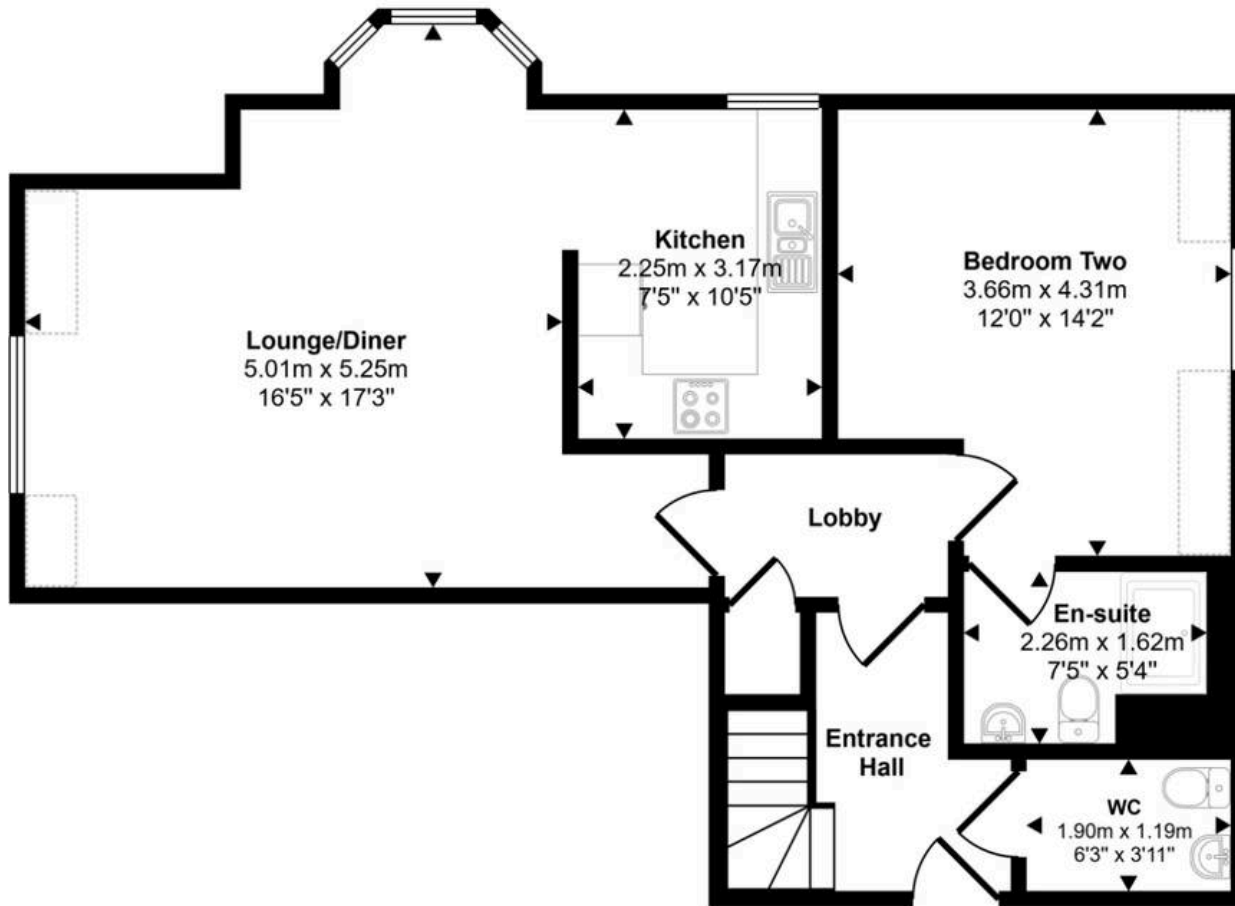
EPC Environmental Impact Rating: B

- Spacious duplex apartment with two double bedrooms and two en-suite shower rooms.
- Stunning open-plan lounge and dining area with bespoke media wall and modern kitchen.
- Beautifully presented throughout with off-street parking in a sought-after residential development.
- Situated in a popular residential area close-by to a range of amenities, transport links and schooling.

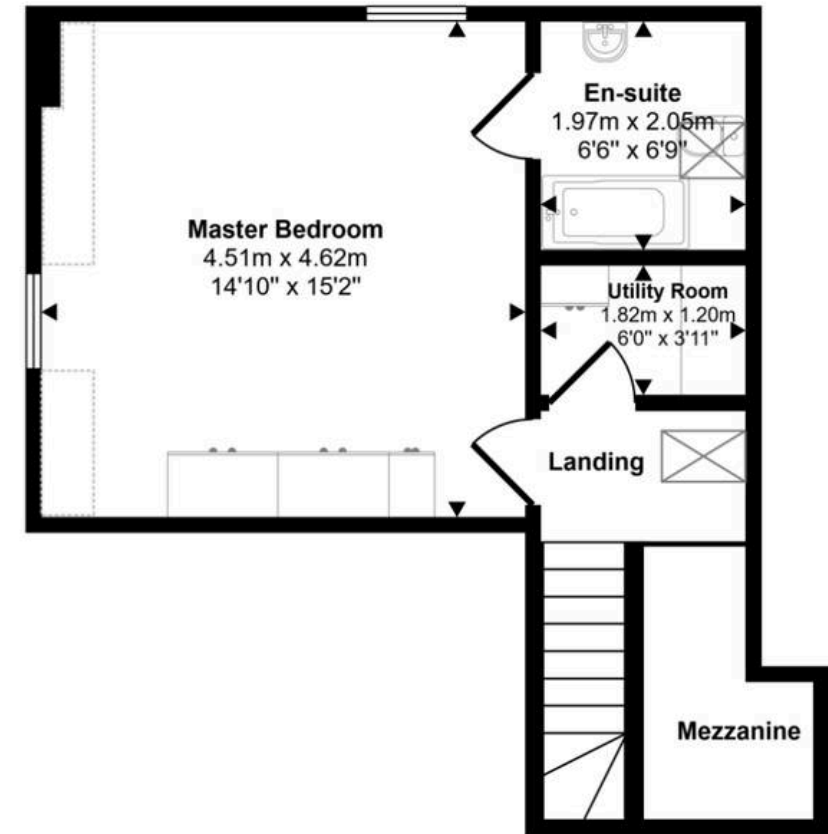




Approx Gross Internal Area
96 sq m / 1038 sq ft



Ground Floor
Approx 64 sq m / 685 sq ft



First Floor
Approx 33 sq m / 353 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

