

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Blackfriars Court

City Centre, Newcastle Upon Tyne, NE1 4XB

£93,995



Welcome to this charming one-bedroom flat located in the desirable area of Blackfriars Court, Newcastle upon Tyne. Spanning an efficient 280 square feet, this property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a modern living space.

Constructed in 1991, the flat boasts a contemporary design that is both functional and inviting. The well-proportioned bedroom provides a peaceful retreat, while the bathroom is equipped with essential amenities to cater to your daily needs. The layout maximises the use of space, ensuring that every corner of the flat is utilised effectively.

Situated in the heart of Newcastle, Blackfriars Court offers easy access to a variety of local amenities, including shops, restaurants, and public transport links. The vibrant city centre is just a short distance away, providing a wealth of entertainment options and cultural experiences.

This flat is a fantastic investment opportunity in a thriving area, get in touch with us to learn more.



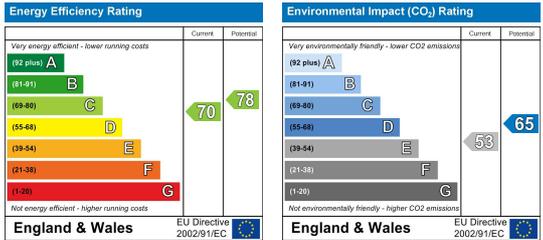
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.