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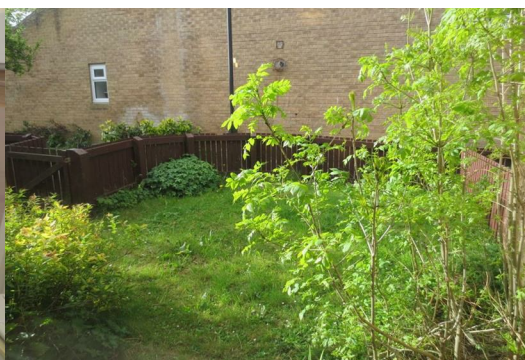
HERE TO GET *you* THERE



Hamilton Crescent

Arthurs Hill, Newcastle Upon Tyne, NE4 5EG

Asking Price £66,000



Nestled in the vibrant area of Arthurs Hill, this charming one-bedroom ground floor flat on Hamilton Crescent presents an excellent opportunity for both first-time buyers and investors alike. With its prime location, the property is within walking distance to the bustling city centre of Newcastle Upon Tyne, offering easy access to a plethora of shops, restaurants, and local amenities.

Upon entering, you are greeted by a spacious lounge area that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The flat features a well-appointed bedroom and a bathroom, ensuring all essential living needs are met comfortably.

This leasehold property comes with 99 years remaining on the lease and a modest ground rent of just £10 per year, making it an attractive option for those looking to invest in a property with manageable costs.

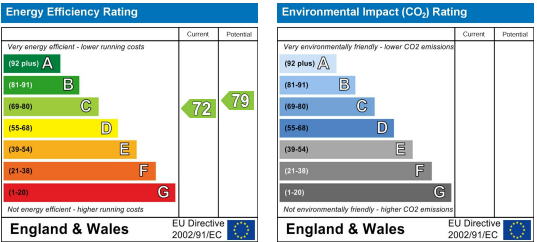
Whether you are seeking a convenient city base or a sound investment, this flat offers a delightful blend of comfort and accessibility. Do not miss the chance to make this lovely property your own.

EPC - C
Council Tax - A

Area Map



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.

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