







- Two Bedrooms
- Study/Storage
- Close to Local Amenities
- No Upper Chain
- Top Floor Apartment
- Council Tax Band \*A\*
- Close to Transport Links





Jan Forster Estates are delighted to welcome to the market this bright and spacious top floor apartment with open views that will appeal to a variety of buyers including first time buyers and buy-to-let investors alike.

The property is within walking distance to Gosforth High Street and has excellent transport links nearby; Metro station (airport line) around a 5 minute walk; frequent buses to Gosforth and the city centre, and within easy access to A1 and Kingston Park retail park.

This bright and comfortable second floor apartment with no onward chain briefly comprises:- communal entrance, private hallway with storage cupboard, bright and airy lounge/diner, kitchen with fitted wall and floor units, two good-sized bedrooms; bedroom one with built-in wardrobes and a bathroom WC with shower over the bath. The property also benefits from secure access via the intercom entry.

For more information and to book a viewing, please call our sales team on 0191 236 2070.

#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licensed legal representative.

#### COVID-19 Guidelines

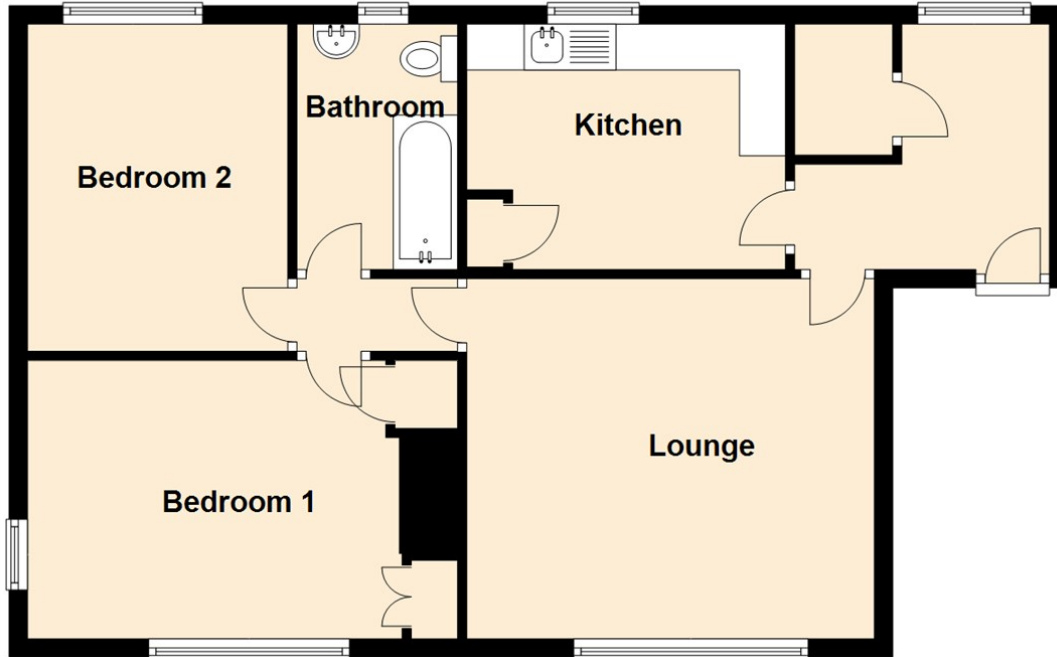
Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band \*A\*





## Second Floor




Lounge 14'6" x 12'10" (4.44 x 3.93)

Kitchen 11'5" x 8'4" (3.48 x 2.55)

Bedroom One 9'11" x 12'5" (3.03 x 3.80)

Bedroom Two 11'5" x 9'3" (3.48 x 2.84)

Auctioneer's Comments

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

## The difference between house and home

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