





- For Sale by Modern Auction
- Subject to Reserve Price
- The Modern Method of Auction
- Close to Amenities
- Communal Grounds
- T & C's Apply
- Buyers Fees Apply
- Two Bedrooms
- Shower Room
- Ground Floor





**** Video Tour on our YouTube Channel |
<https://youtu.be/s9Orl9t4odE> ****

**For sale by Modern Method of Auction: Starting Bid Price £67,500 plus Reservation Fee
This property is for sale by The Great North Property Auction powered by iam-sold.**

Offered for sale with the benefit of no upper chain, this two bedroom spacious ground floor apartment is situated within this popular over 60's retirement complex, off Sandyford Road. With 24 hour care line and onsite warden. For sale to women over the age of 60 and gentlemen over the age of 65.

Internally the property briefly comprises: - hallway, lounge open plan to modern kitchen with a door opening on to the pleasant communal gardens, two bedrooms and a modern shower room. The apartment benefits from night storage heaters and double glazing. Externally there are mature communal gardens and parking.

For more information and to book a viewing please call our Gosforth branch on 0191 236 2070.

Tenure

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

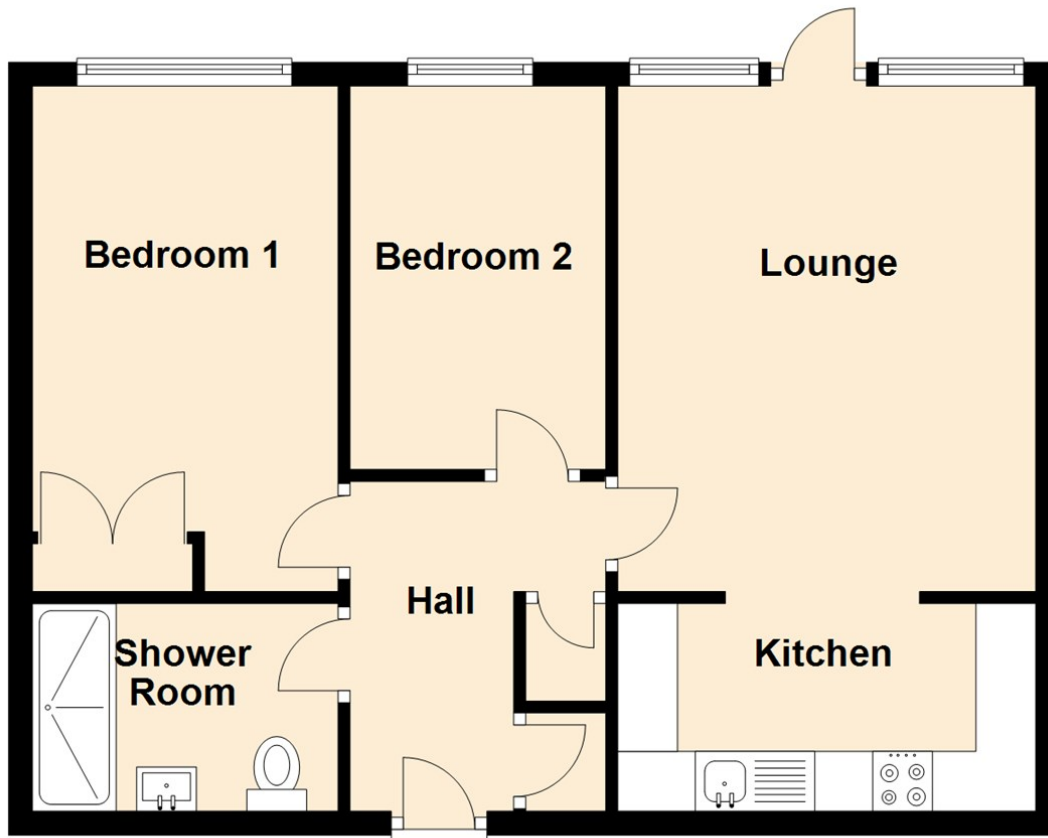
COVID-19 Guidelines

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

Council Tax band *B*



Ground Floor



The difference between house and home

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Lounge 13'9" x 11'6" (4.21 x 3.51)

Kitchen 11'4" x 5'5" (3.46 x 1.67)

Bedroom One 8'5" x 13'10" (2.59 x 4.22)

Bedroom Two 10'5" x 7'2" (3.19 x 2.19)

Auctioneer's Comments

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Gosforth

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Newcastle

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High Heaton

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Tynemouth

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Low Fell

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