





- Popular Location
- Close To Amenities
- Third Floor
- Two Bedrooms
- En Suite
- Double Glazing
- Electric Heating
- Council Tax Band \*D\*
- Leasehold
- Viewing Recommended





\*\* Video Tour on our YouTube Channel | <https://youtu.be/cIZoJ7dHRoA>  
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Jan Forster Estates are delighted to offer for sale with no upper chain this modern two bedroom third floor apartment located within the popular Lime Square development.

The property is in a great location, close to excellent amenities and transport links, and will appeal to a variety of buyers.

Internally the apartment briefly comprises; entrance hallway, bright and airy open plan lounge- kitchen with fitted units, integrated oven and hob, and a balcony; spacious main bedroom with an en-suite, second bedroom and a modern bathroom. The property further benefits from double glazing and electric heating. Externally there is secure underground allocated parking.

Early viewings come highly recommended. For more information 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.

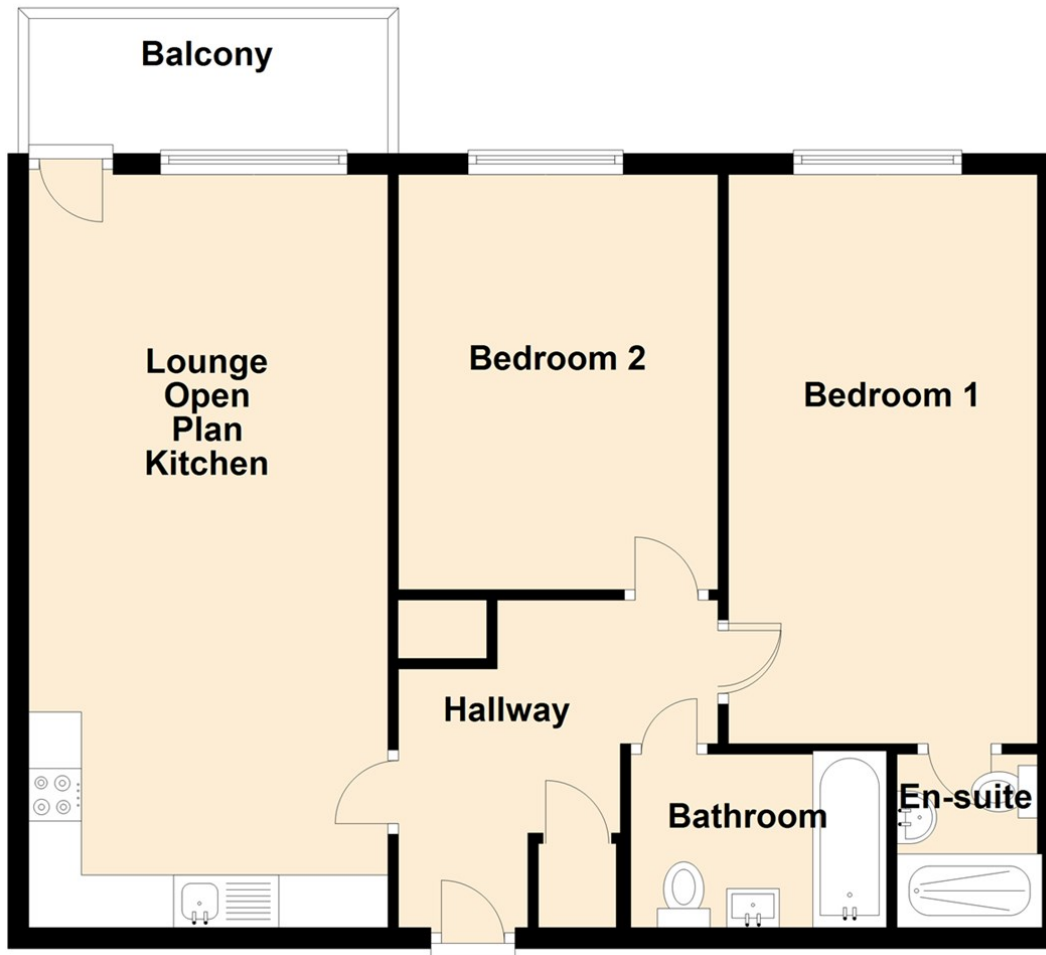
#### COVID-19 Guidelines

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

Council Tax band \*D\*.



## Third Floor



Lounge Kitchen 11'2" x 23'5" (3.42 x 7.16)

Bedroom One 9'8" x 16'8" (2.96 x 5.10)

Bedroom Two 13'0" x 10'2" (3.97 x 3.10)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## The difference between house and home

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