





- **First Floor Apartment**
- **Two Good-Sized Bedrooms**
- **Secure Entry System**
- **Great Rental Potential**
- **Secure Off-Street Parking**
- **No Upper Chain**
- **En-Suite Facility**
- **Lift To All Floors**
- **Sought-After Location**
- **Council Tax Band *C***





** Video Tour on our YouTube Channel |
<https://youtu.be/XGMjDnHHm34> **

TWO BEDROOMS | NO UPPER CHAIN | ALLOCATED OFF-STREET
PARKING

This beautifully presented first floor apartment with lift access, balcony and en-suite facility, must be viewed to appreciate the standard of accommodation on offer. Positioned in a sought-after location, the property will appeal to a variety of buyers. It is located in a modern purpose built block with lift access, and benefits from excellent links to Gosforth High Street and Newcastle city centre through bus and A1 motorway links.

Internally the stunning accommodation briefly comprises:- lounge-dinner with double doors opening onto the West facing balcony, kitchen area with floor and wall units, as well as integrated appliances, two good-sized bedrooms- the main benefiting from an en-suite facility. There is also a family bathroom and a spacious entrance hallway with storage. The property has high quality fixtures and fittings throughout and boasts double glazing and allocated parking.

We anticipate an extremely high level of viewings on this simply stunning apartment. Please call us on 0191 236 2070 for more information or to book your viewing.

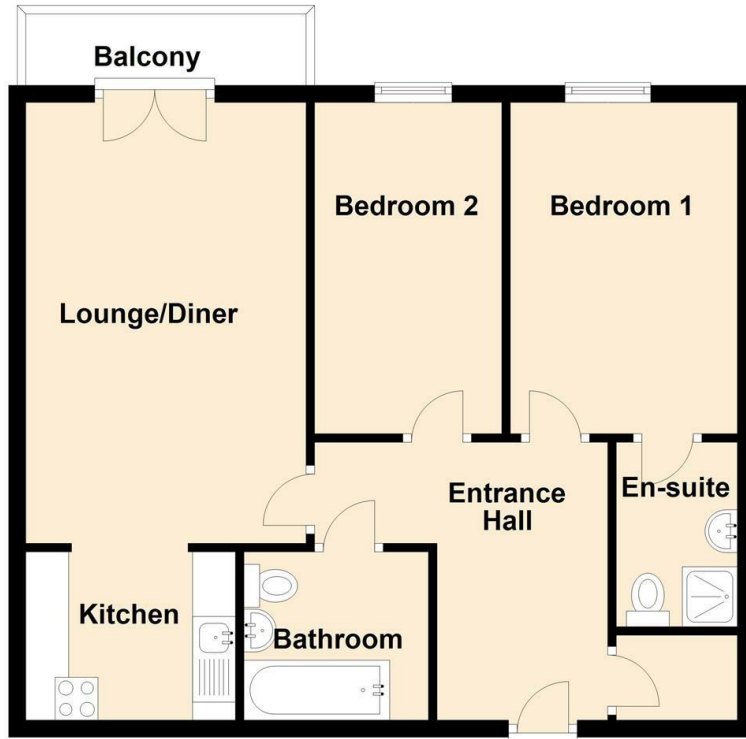
Tenure

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

Council Tax band *C*



First Floor



Lounge 15'2" x 10'4" (4.63 x 3.15)

Kitchen 9'6" x 6'7" (2.91 x 2.03)

Bedroom One 11'9" x 8'3" (3.59 x 2.54)

Bedroom Two 11'9" x 6'10" (3.59 x 2.10)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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