





- **First Floor Apartment**
- **Secure Entry System**
- **Sought After Location**
- **Video Tour Available**
- **Council Tax Band *A***
- **Two Bedrooms**
- **Resident Parking**
- **Lounge Diner**
- **Leasehold**





** Video Tour on our YouTube Channel |
<https://youtu.be/jaVWeskt910> **

TWO BEDROOMS | GREAT FIRST TIME BUY | FIRST FLOOR FLAT

Jan Forster Estates welcome to the market this well presented two bedroom first floor flat on Bradwell Court in Kenton.

The property is situated on Bradwell Road, convenient for access to local shops at Kingston Park and Kenton Park shopping centres and there are also bus services and good road and Metro links nearby.

Internally the property briefly comprises; bright and airy lounge with box bay window, modern kitchen with fitted units, two bedrooms, a family bathroom with shower over the bath and storage off the hallway. Further benefits include gas central heating and double glazing.

This property will appeal in particular to first-time buyers and early viewing is highly recommended. Please call 0191 236 2070 for more information.

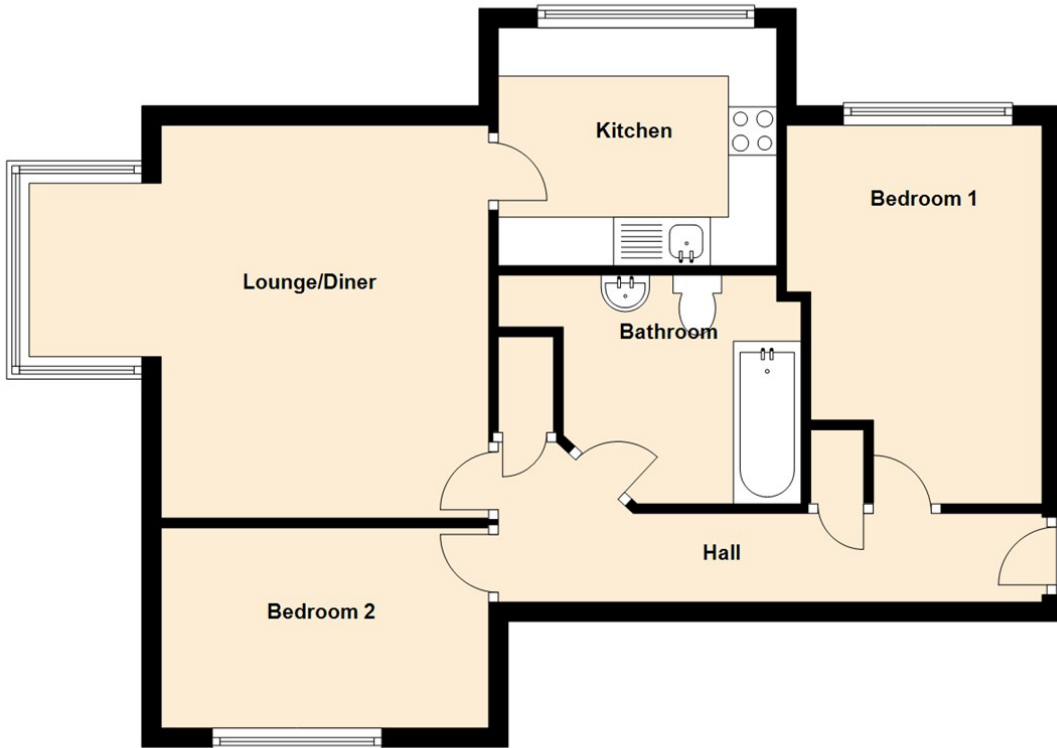
Tenure

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

Council Tax band *A*.



First Floor




Lounge 15'9" x 13'9" (4.81 x 4.20)

Kitchen 8'6" x 8'2" (2.60 x 2.49)

Bedroom One 12'11" x 8'7" (3.95 x 2.64)

Bedroom Two 10'11" x 6'9" (3.34 x 2.08)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

The difference between house and home

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Gosforth 0191 236 2070
Newcastle 0191 284 4050
High Heaton 0191 270 1122
Tynemouth 0191 257 2000
Low Fell 0191 487 0800
Property Management Centre 0191 236 2680



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