







- Two Bedrooms
- Office Space
- Beautifully Presented
- Allocated Parking
- No Onward Chain
- Maisonette
- Two Shower Rooms
- Intercom System
- Gated Courtyard
- **MUST BE VIEWED**







\*\* Video Tour on our YouTube Channel | <https://youtu.be/oTOWNROb6wY> \*\*

TWO DOUBLE BEDROOMS | TWO SHOWER ROOMS | CITY CENTRE LOCATION

Jan Forster Estates are delighted to present this fabulous, stylish maisonette located in the City Centre of Newcastle upon Tyne, available with no onward chain. Situated opposite Leazes Park which offers some beautiful scenic strolls, the two bedroom property provides spacious accommodation in the heart of the city.

With easy access to excellent bus and Metro links and within walking distance of many bars, restaurants and other local amenities, it must be viewed to appreciate everything it has to offer.

The property is accessed on the ground floor and briefly comprises:- open breakfasting kitchen and dining room with storage cupboard. There is also an office space with a modern shower room. To the first floor, there is a bright and airy lounge, two good-sized bedrooms; both with built-in storage, and a stylish three piece shower room WC.

Externally, there is a gated courtyard with an intercom system and allocated parking as well as visitor parking bays.

Viewings come highly recommended for the fabulous property. For more information and to arrange your viewing, please call our lettings team on 0191 236 2070.

#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative. Each flat retains 1/17 of the company and therefore owns 1/17 of the freehold

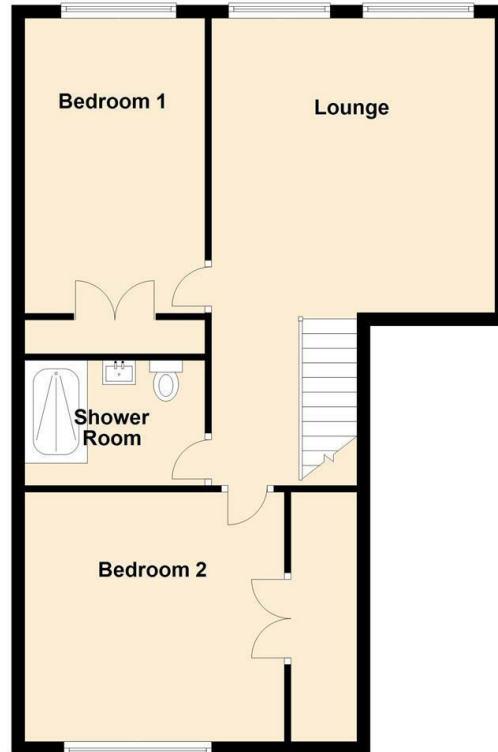
Council Tax band \*C\*.



Ground Floor



First Floor




Lounge 14'2" x 19'9" (4.32 x 6.04)

Kitchen 16'6" x 17'6" (5.03 x 5.35)

Study 9'0" x 19'9" (2.75 x 6.03)

Bedroom One 17'10" x 8'11" (5.45 x 2.74)

Bedroom Two 9'6" x 13'10" (2.92 x 4.24)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	82
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## The difference between house and home

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