





- Popular Location
- Two Double Bedrooms
- Priced to Sell
- Council Tax Band \*A\*
- Viewing Recommended
- First Floor Flat
- Close To Amenities
- No Onward Chain
- Leasehold
- Call For More Information





This charming, two-bedroom, first floor flat is now available in the popular Bamburgh Walk, in Gosforth. Offered for sale with the benefit of no onward chain.

The property is well placed for local schools, supermarkets, shops, and the Metro station with further amenities being offered on Gosforth High Street and Newcastle city centre.

The property is accessed via a communal entrance with stairs to the first floor. Internally the property briefly comprises: - bright and airy lounge, kitchen with wall and floor units, two double bedrooms, and a modern bathroom/w.c with shower over the bath. The property also benefits from gas central heating and double glazing.

For more information and to book your viewing please call our sales team on 0191 236 2070.

#### Tenure

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

Council Tax Band \*A\*.



## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	77
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

