







- **First Floor Apartment**
- **Well-Presented**
- **Popular Area**
- **No Upper Chain**
- **Two Bedrooms**
- **Juliet Balcony**
- **Allocated Parking**
- **Local Amenities**
- **Transport Links**
- **Council Tax Band \*A\***





Jan Forster Estates are delighted to offer for sale this well-presented two bedroom first floor apartment, situated in the popular area of St. James Village in Gateshead. The property is only a short walk to the metro station and offers easy access into Gateshead and Newcastle city centre. There are also a good range of local facilities nearby. This home will appeal to a variety of buyers, including first time buyers and investors alike.

The accommodation, which is offered with the benefit of no upper chain, briefly comprises:- bright and airy open plan lounge-kitchen-diner with Juliet balcony, fitted units and integrated oven and hob, two double bedrooms- the main one benefitting from a handy dressing area, and there is a modern bathroom WC with shower over the bath. Externally, there is allocated parking.

Internal viewings are highly recommended. To book yours or for more information, please, call 0191 487 0800.

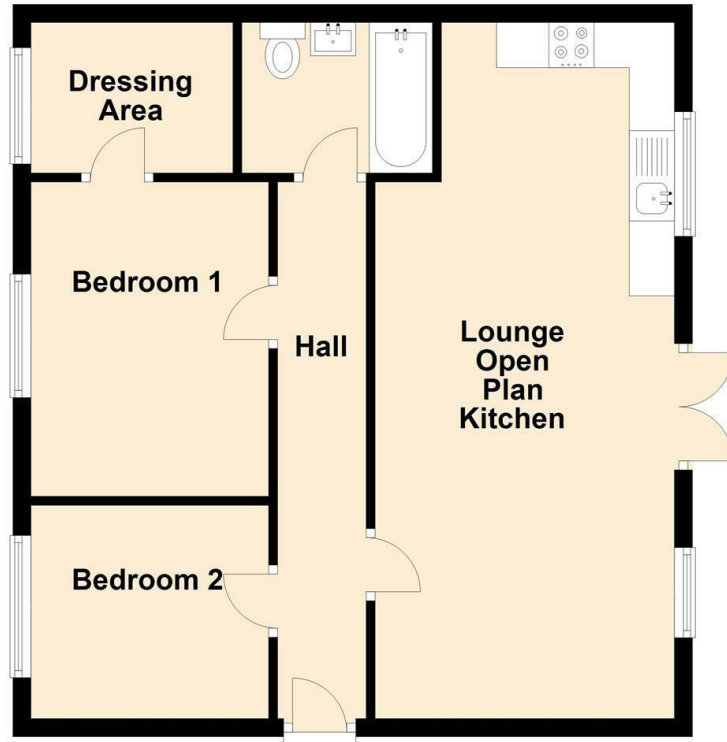
#### Tenure

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

Council Tax band \*A\*



## First Floor



Open Plan Area 25'5" x 10'9" (7.75 x 3.28)

Bedroom One 12'3" x 8'7" (3.74 x 2.63)

Bedroom Two 8'7" x 7'8" (2.63 x 2.34)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	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		
England & Wales		EU Directive 2002/91/EC

## The difference between house and home

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