







3



1



1

- Top Floor Apartment
- En Suite
- Balcony
- Three Bedrooms
- Excellent Location
- MUST BE VIEWED
- Parking Permit x 1
- Leasehold
- Council Tax Band \*C\*
- Call For More Information







## TOP FLOOR APARTMENT | THREE BEDROOMS | LIFT TO ALL FLOORS

Jan Forster Estates welcome to the market this top floor apartment, positioned in an ideal location, in a well-connected area in Gosforth. With easy access to local amenities and excellent transport options, including the Metro system, which makes commuting or exploring the city convenient. Also, within walking distance to a variety of shops, cafes, and restaurants on Gosforth High Street, giving residents a vibrant, well-rounded environment.

Internally the property boasts a modern open aspect lounge with access to the balcony, breakfasting kitchen with fitted wall and floor units and integrated oven and hob, three bedrooms; the main with en-suite shower and complimented with a family bathroom WC. Further benefitting from double glazing, electric heating, an allocated parking permit, lift access and communal gardens.

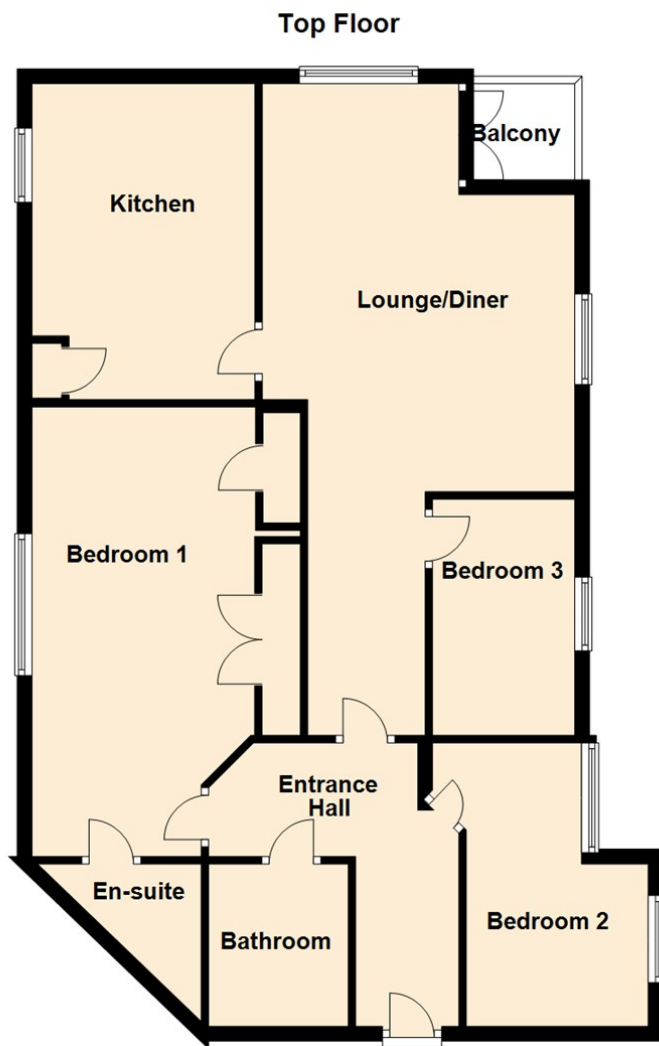
Viewings are by appointment only, please call our Gosforth branch on 0191 236 2070 for more information.

### Tenure

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

Council Tax band \*C\*.





## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(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

**Gosforth**  
**High Heaton**  
**Tynemouth**  
**Property Management Centre**

**0191 236 2070**  
**0191 270 1122**  
**0191 257 2000**  
**0191 236 2680**

