







- **First Floor Flat**
- **Gas Central Heating**
- **Great Starter Home**
- **Allocated Parking**
- **Viewing Essential**
- **Purpose Built Block**
- **Double Glazing**
- **Close To Amenities**
- **Pleasant Aspect**
- **Call For More Information**





Positioned to the first floor, this superbly presented two-bedroom purpose-built flat will make a very attractive purchase and is an ideal first time buy.

The accommodation is accessed via a communal entrance and hallway and is made up of an entrance hallway with storage, a generous sized lounge which has a Juliet balcony and access to a well-appointed kitchen with wall and floor units and an integrated oven hob. There is a modern bathroom WC with shower over the bath and contrasting fittings and there are also two good sized bedrooms. As you would expect from a modern build home it is warmed with gas central heating and also has UPVC double glazing. The accommodation also comes with an allocated parking position.

This property is ideally situated with easy access to a wealth of local amenities. It is within close proximity to top-rated schools, St James' Retail Park, and the A1 motorway, offering excellent connectivity for both work and leisure. Additionally, regular public transport services provide convenient links to Newcastle City Centre.



If you are a first-time buyer looking to access the property market, then this could be a very attractive purchase for you. Alternatively, you might be a professional landlord looking for a great rental property.

For more information or to arrange your viewing please call our Gosforth branch on 0191 236 2070.

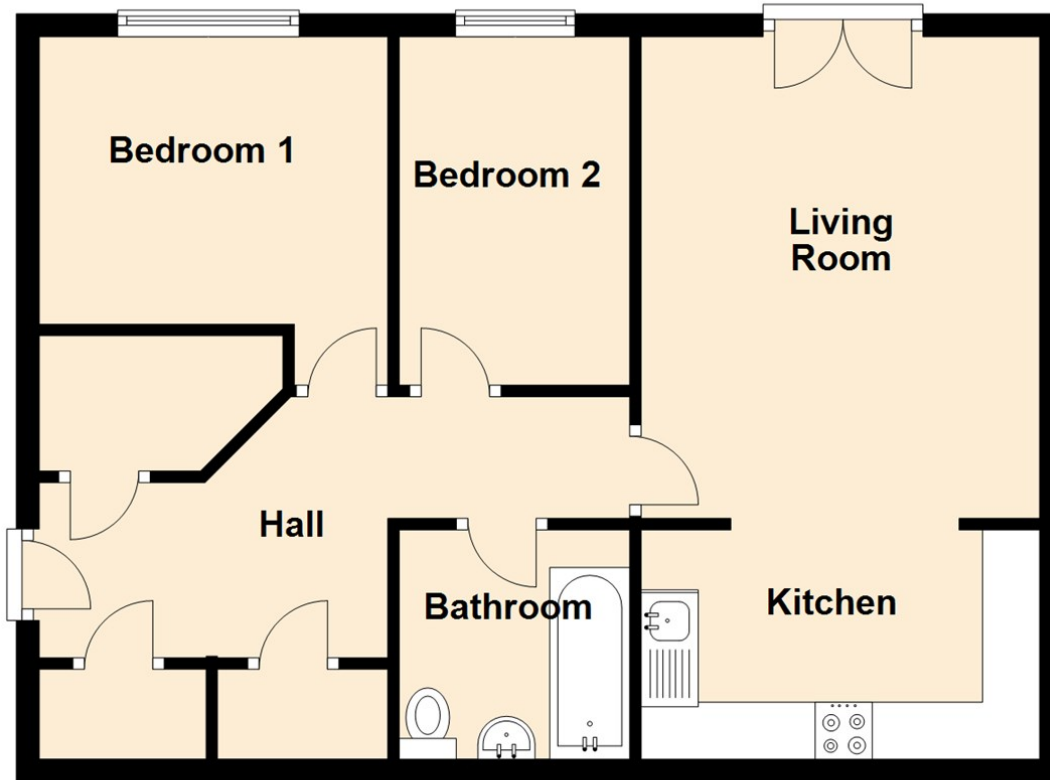
#### Tenure

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

Council Tax band \*A\*.



## First Floor




Lounge 13'10" x 11'5" (4.22 x 3.49)

Kitchen 6'7" x 11'5" (2.01 x 3.49)

Bedroom One 10'0" x 10'0" (3.05 x 3.05)

Bedroom Two 10'0" x 6'7" (3.05 x 2.02)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(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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