





- Sixth Floor
- Internal Balcony
- Concierge
- Close To Town
- Council Tax Band \*A\*
- Two Double Bedrooms
- Popular Location
- Secure Entry
- Leasehold
- Call For More Information





\*\* Video Tour on our YouTube Channel | [https://youtu.be/iIRWXL\\_6R-Q](https://youtu.be/iIRWXL_6R-Q)  
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Located in the heart of Shieldfield, this two-bedroom sixth-floor apartment offers will make an ideal first time buy. Offered for sale with the benefit of no upper chain.

This property is within just a few minutes' walk to excellent amenities and transport links and perfectly positioned for easy access to the city centre. Both the Manors and Jesmond Metro stations are nearby providing excellent connections to the wider area. With a variety of local shops, cafés, and restaurants in the area, this location offers the perfect balance of convenience and comfort.

The apartment is accessed via a communal entrance with a lift and is made up of an entrance hallway with a closet, living room, kitchen with fitted wall and floor units and integrated oven and hob, two double bedrooms, both with access to the balcony, and there is a modern bathroom WC.

With an intercom and concierge service for added security and convenience, this property is an excellent option for those looking for a modern, hassle-free living experience.

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

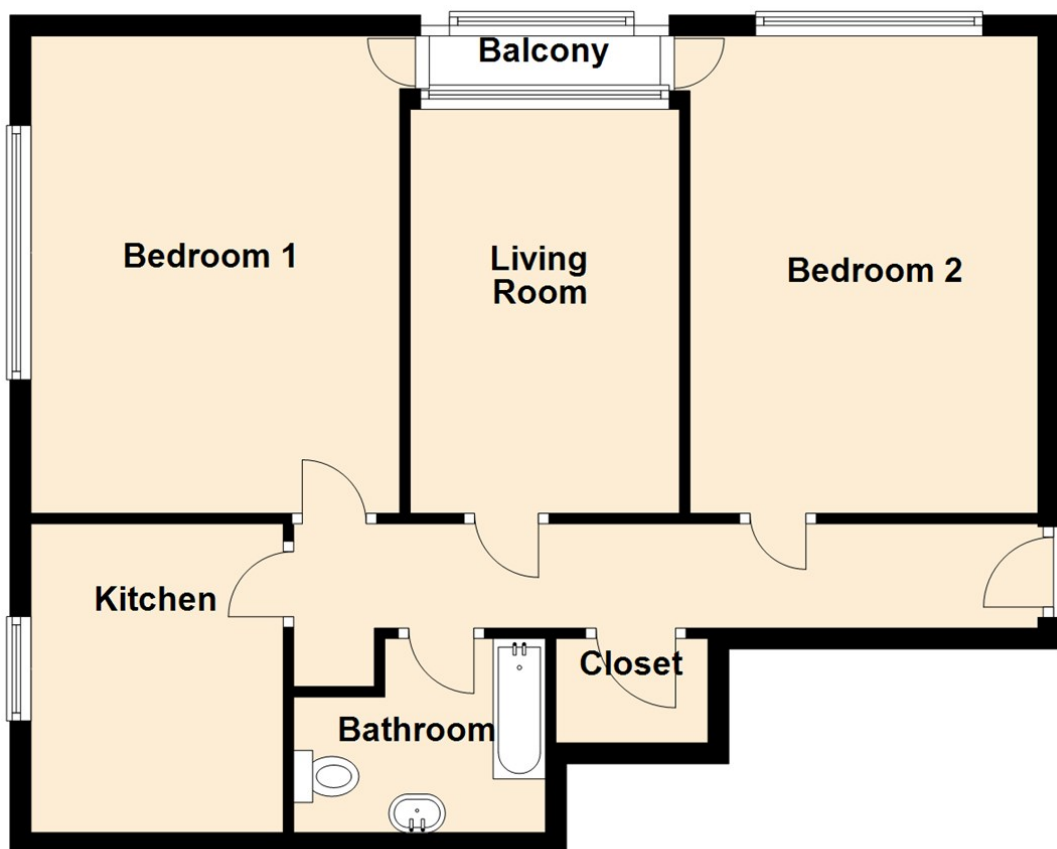
#### Tenure

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

Council Tax band \*A\*.



## Sixth Floor



Lounge 12'1" x 8'5" (3.70 x 2.58)

Kitchen 7'6" x 8'2" (2.30 x 2.50)

Bedroom One 11'9" x 15'1" (3.60 x 4.60)

Bedroom Two 15'1" x 8'2" (4.60 x 2.50)

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 78        |
| (55-68) D                                   | 64      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## The difference between house and home

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