





- First Floor Flat
- Popular Area
- Close To Riverside
- Gas Central Heating
- Great Transport Links
- Well-Presented
- Two Bedrooms
- Communal Courtyard
- Local Facilities Nearby
- Council Tax Band *B*





Jan Forster Estates welcome to the sale market this charming first floor flat, located within the popular Staithes development in Gateshead. The property will appeal to a variety of buyers, including investors and first-time buyers.

Ideally located near the historic Dunston Staiths, a Grade II listed structure, the development offers a stunning Riverside location and is convenient for access to local amenities. The homes have been designed with a focus on pedestrian-friendly spaces and communal landscaped courtyards. The area is also convenient for access to a wealth of local amenities and transport links.

Accessed via a communal entrance hallway with stairs to the first floor, the property briefly comprises: - entrance hallway, bright and airy lounge, well-appointed kitchen with top and floor units and integrated oven and hob, two double bedrooms and a modern family bathroom WC with shower over the bath. Further benefits include gas central heating and double glazing. Externally there is a private courtyard located to the rear of the property.



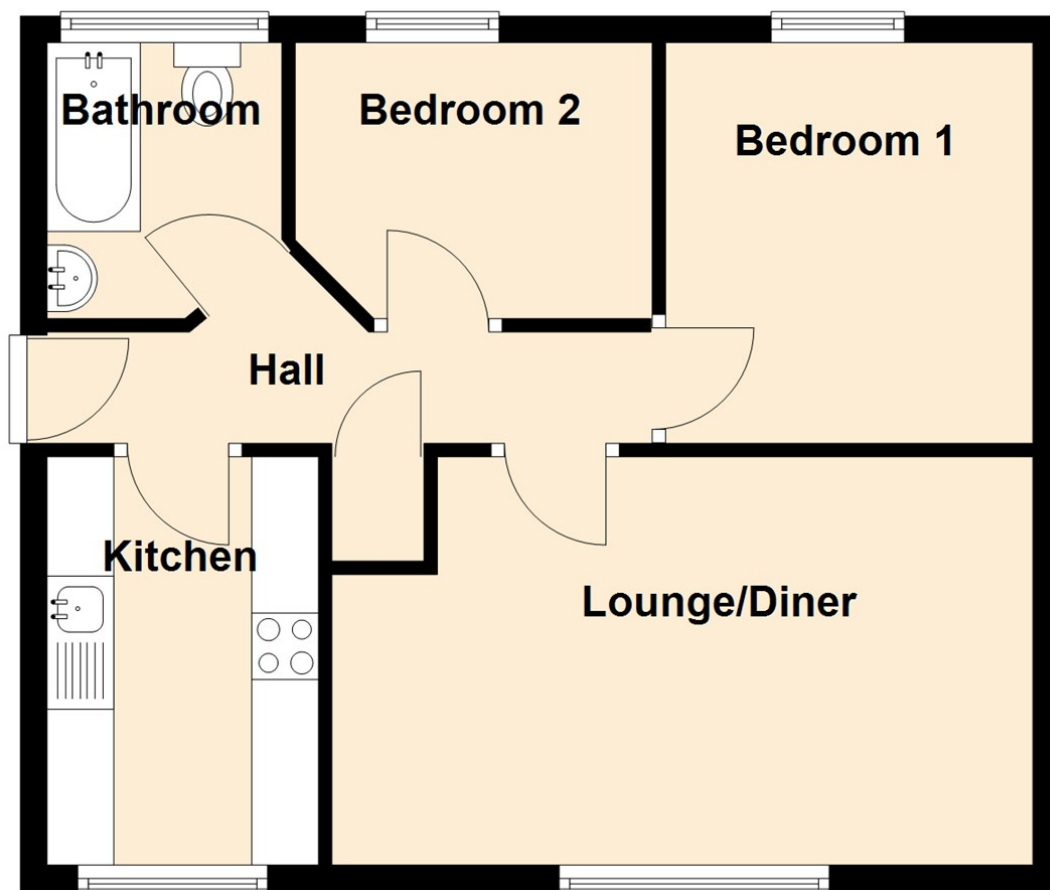
We anticipate a high level of interest. For more information and to book a viewing, please, call our sales team on 0191 236 2070.

Tenure

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

Council Tax band *B*.

First Floor



Lounge 11'3" x 15'5" (3.45 x 4.71)

Kitchen 8'9" x 8'8" (2.68 x 2.65)

Bedroom One 11'4" x 8'9" (3.47 x 2.68)

Bedroom Two 7'9" x 9'6" (2.38 x 2.92)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(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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