





Jan Forst



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- Second Floor Flat
- Popular Location
- Garage in Nearby Block
- Leasehold
- Viewing Essential
- One Double Bedroom
- Ideal Buy To Let
- Close To Amenities
- Council Tax Band *A*
- Call For More Information



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**** 360° Tour | <https://www.madesnappy.co.uk/tour/1gfd7g1f0d0> ****

Jan Forster Estates welcome to the sale market this beautifully presented second floor flat positioned in the popular St Just Place in Kenton, and will appeal to first time buyers, couples and investors alike.

Internally the property is accessed via a communal entrance and stairs to the second floor and briefly comprises: - hallway with storage, bright and airy lounge, kitchen with fitted units and integrated oven and hob, one double bedroom and a bathroom WC with three-piece suite. The property further benefits from double glazing and electric heating. Externally there is a garage in a nearby block.

Kenton is a vibrant and well-established residential neighbourhood that perfectly balances convenience and community. The area boasts a fantastic range of local amenities, including shops, supermarkets, cafes, and healthcare facilities all within easy reach. Outdoor enthusiasts will love the access to nearby parks and green spaces such as the Town Moor, while leisure centres and sports clubs offer plenty of opportunities to stay active. There are also excellent transport links, with regular bus services and easy access to major routes like the A1 and A167.

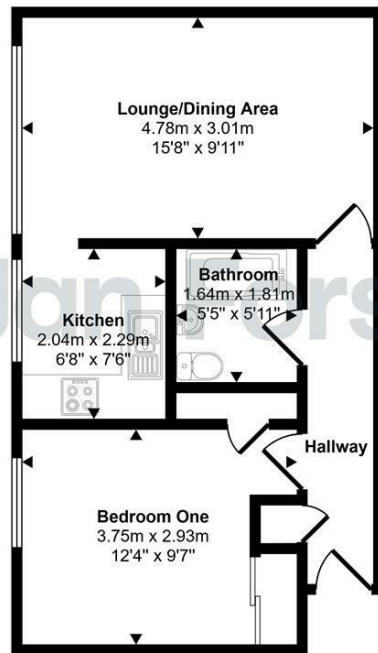
For more information and to book a viewing, please, call 0191 236 2070.

Tenure

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

Council Tax band *A*

Approx Gross Internal Area
40 sq m / 431 sq ft




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Lounge Dining Area 15'8" x 9'10" (4.78 x 3.01)

Kitchen 6'8" x 7'6" (2.04 x 2.29)

Bedroom 12'3" x 9'7" (3.75 x 2.93)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(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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