







- Popular Location
- Third Floor
- 2 Balconies & Juliet Balcony
- Electric Heating
- Council Tax Band \*C\*
- Duplex Apartment
- One Bedroom
- Open Plan Living
- Double Glazing
- Viewing Recommended







\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/8XBOgS8wHjE> \*\*

Jan Forster Estates are delighted to offer for sale with no upper chain this well presented one bedroom Duplex apartment. Located within the popular Ochre Yards development the property will appeal to a variety of buyers. With excellent links to Newcastle City Centre early viewings come highly recommended.

The property is accessed via a communal entrance and hallway and offers both lift and stair access. Internally the property briefly comprises; entrance hall with storage, fantastic open plan lounge-kitchen with fitted units and built-in appliances. This room is flooded with natural light via the the corner floor to ceiling widow, and there are French doors leading to a balcony from the lounge area, and also a Juliet balcony from the kitchen. To the first floor there is the main bedroom with mezzanine study area and French doors opening on to a balcony and there is a modern shower room with three piece suite. The property further benefits from electric heating, double glazing and allocated parking.

#### Tenure

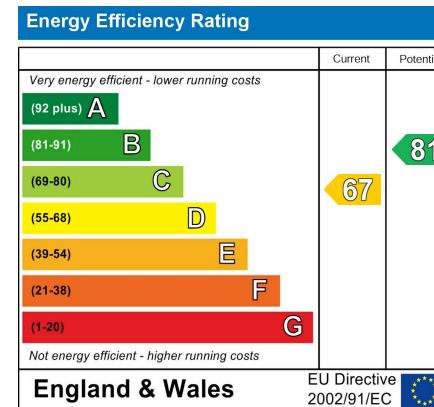
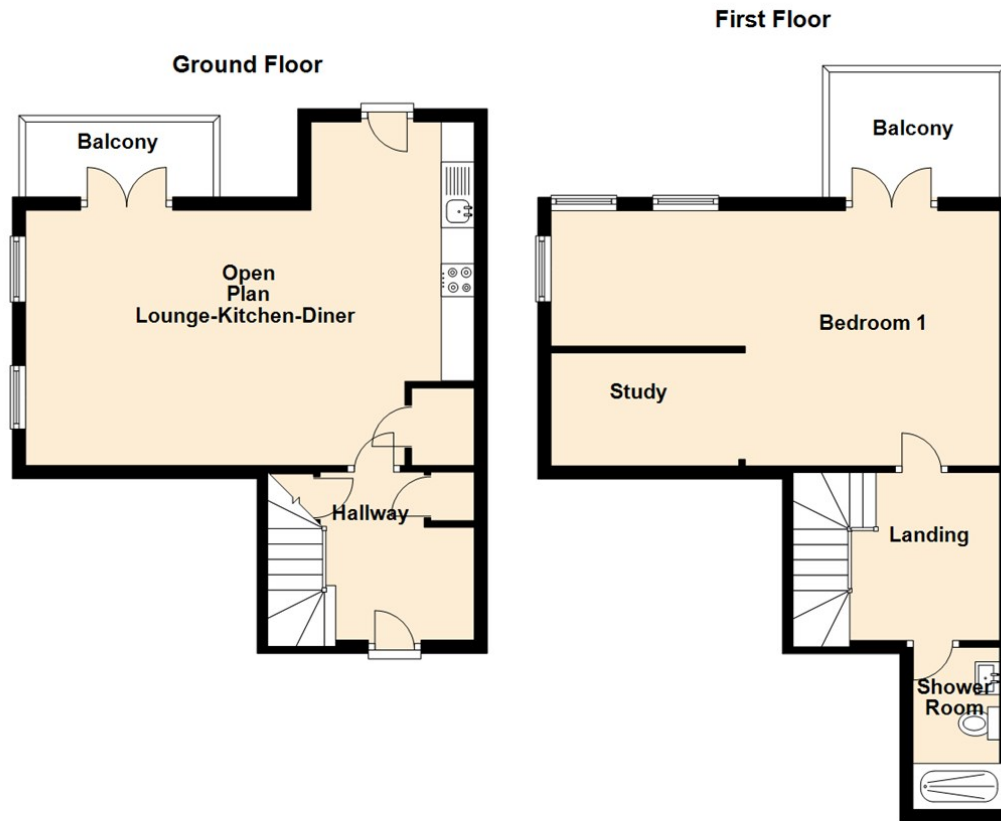
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*C\*.



Lounge/Kitchen 17'1" x 22'4" (5.21 x 6.83)

Bedroom 11'7" x 22'3" (3.55 x 6.79)



## The difference between house and home

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