





- Ground Floor Flat
- Two Bedrooms
- Communal Gardens
- Local Amenities
- Leasehold Interest
- No Upper Chain
- Allocated Parking
- Popular Location
- Excellent Transport Links
- Council Tax Band \*A\*





Jan Forster Estates are delighted to welcome to the sales market this well-presented two bedroom ground floor apartment, which benefits from no upper chain, and is positioned within a popular modern development in St James Village. The location is excellent- it offers a wide range of local facilities and public transport links nearby, including the metro which leads directly to Gateshead and Newcastle city centre.

The property briefly comprises:- communal entrance, apartment hallway, spacious open plan living area, which leading to the kitchen with integrated oven and fridge freezer, two good-sized bedrooms and a three-piece family bathroom. Externally, there are communal gardens and allocated parking. The property also benefits from gas central heating and UPVC double glazing.

Viewing highly recommended to appreciate the accommodation on offer. Please call our Low Fell team on 0191 487 0800 for more information.

#### Tenure

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

Council Tax Band \*A\*.



## Ground Floor



## The difference between house and home

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Lounge-Diner 18'2" x 11'6" (5.54 x 3.52)

Kitchen 11'5" x 6'6" (3.50 x 1.99)

Bedroom One 10'9" x 10'8" (3.30 x 3.27)

Bedroom Two 7'6" x 10'4" (2.29 x 3.16)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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High Heaton

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Tynemouth

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Low Fell

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