





- Leasehold
- No Upper Chain
- In Need Of Modernisation
- Utility Area
- Call For More Information
- Two Bedrooms
- First Floor
- Transport Links
- Council Tax Band *A*





Jan Forster Estates welcome to the market this two bedroom first floor apartment. Located within a popular residential area close to excellent Metro links and local amenities. The property is offered for sale with the benefit of no upper chain and is in need of modernisation.

Internally the property briefly comprises; hallway, lounge-diner, kitchen, utility area, two bedrooms, bathroom and separate WC. The property benefits from double glazing. Externally there are communal gardens and on street parking.

Early viewings come highly recommended. For more information please call our Gateshead branch on 0191 487 0800.

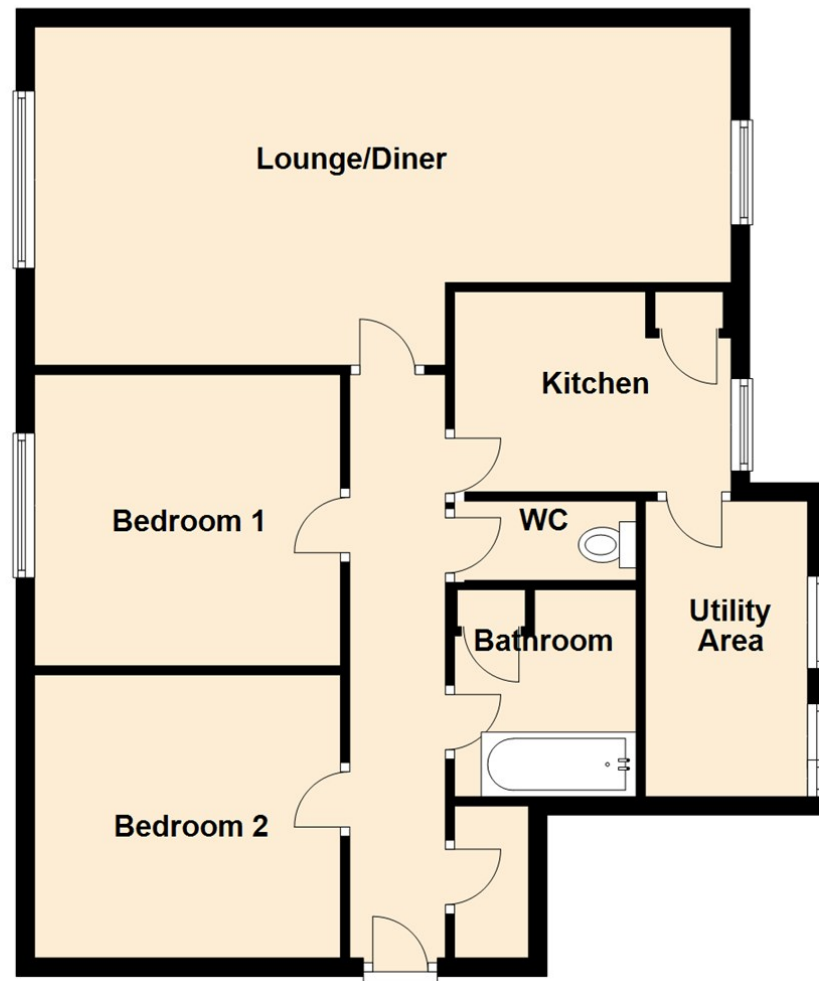
Tenure

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

Council Tax band *A*



First Floor




Lounge 11'11" x 22'8" (3.64 x 6.91)

Kitchen 9'1" x 9'10" (2.79 x 3.02)

Utility Room 13'6" x 5'7" (4.13 x 1.72)

Bedroom One 10'9" x 11'11" (3.29 x 3.64)

Bedroom Two 10'9" x 9'9" (3.30 x 2.98)

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

The difference between house and home

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