





- **Second Floor Flat**
- **Ample Storage**
- **No Onward Chain**
- **Close To Local Amenities**
- **Leasehold**
- **Two Double Bedrooms**
- **Secure Intercom System**
- **Updating Required**
- **Excellent Transport Links**
- **Council Tax Band *A***

 **Jan Forster**

**MORE IMAGES
COMING SOON!**

Viewings being booked... register your interest today

 Call **0191 487 0800** for more information

Jan Forster Estates are pleased to welcome to the market this second floor flat based in Wellington Court, Felling with the benefit of no onward chain. The property does require some improvement and will appeal to a variety of buyers. It is located close to local amenities including shops and a supermarket as well as excellent transport links and within walking distance to Felling Metro station.

The property briefly comprises: - communal entrance with intercom system, private hallway, three piece shower room WC, two double bedrooms both with built-in storage, kitchen with fitted wall and floor units, good sized lounge/diner and access to the balcony.

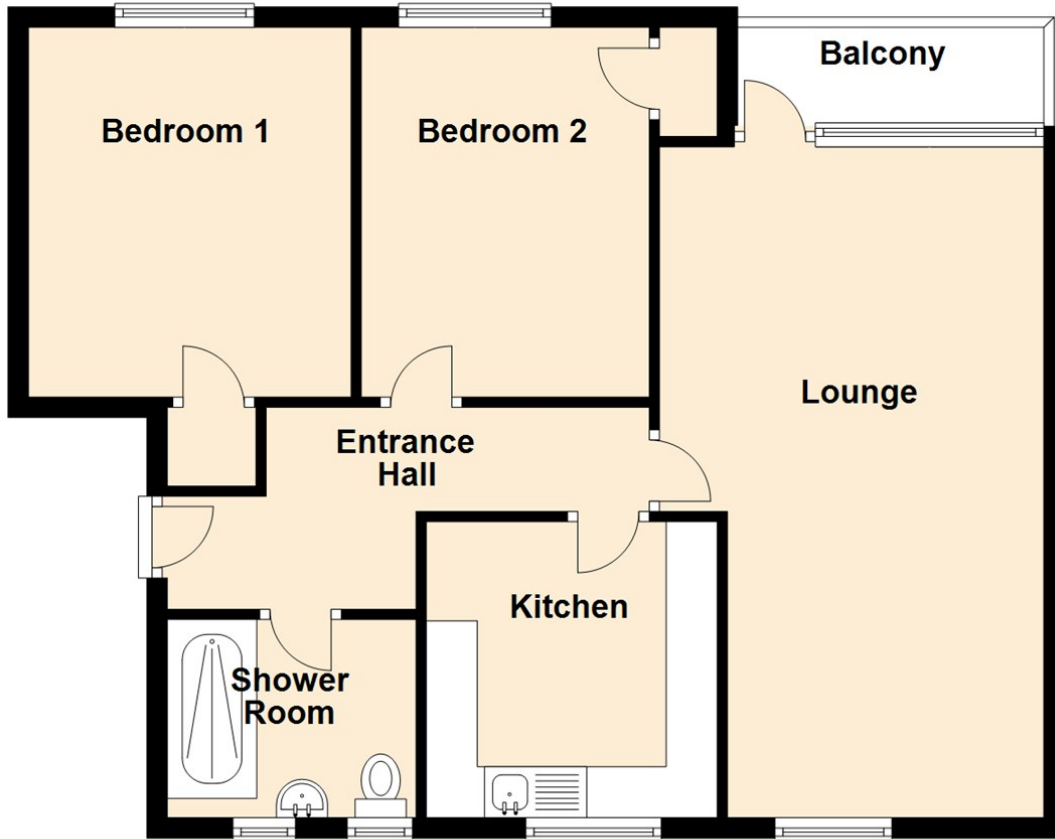
Early viewings come highly recommended. For more information please call our Gateshead branch on 0191 487 0800.

Tenure

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

Council Tax band *A*

Second Floor



The difference between house and home


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Lounge 21'6" x 12'3" (6.56 x 3.75)

Kitchen 9'1" x 9'3" (2.78 x 2.82)

Bedroom One 10'2" x 11'5" (3.11 x 3.49)

Bedroom Two 11'5" x 9'4" (3.50 x 2.86)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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 	

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

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Property Management Centre

0191 236 2680



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