



Trading Places



13 Rowan Court , Forest Hall, NE12 9QT

Trading Places are delighted to bring to the rental market this recently refurbished immaculate 1 bedroom top floor apartment within Rowan Court, Forest Hall. Offering good public transport links into other areas together with good amenities makes this the perfect rental opportunity.

The apartment has undergone a full refurbishment and will be ready for beginning of October 2024

Briefly comprises entrance hallway, lounge, kitchen, bedroom and bathroom. Newly fitted flooring and carpets throughout.

Viewings are highly recommended and can be arranged through our branch on 0191-2511189.

Available on an unfurnished basis. EPC Rating E. Council Tax Band A

£600

13 Rowan Court

, Forest Hall, NE12 9QT



- Top floor apartment
- Lounge, kitchen
- Newly fitted flooring & carpets
- 1 bedroom
- Bedroom, bathroom
- Available beginning of October 2024
- Recently refurbished
- Good public transport links

Communal Entrance

Secured communal entrance to the front of property giving access to all levels. Stairs leading to top floor apartment.

Entrance Hallway

Entrance through hardwood front door into private hallway with newly fitted flooring and entry handset. Doors leading to lounge, bedroom and bathroom. Storage cupboard providing additional storage.

Lounge

16'6" x 10'4" (5.03 x 3.16)

Front facing bright room benefitting from double glazed window, newly

fitted flooring, electric heater and TV additional storage. Newly fitted carpet.

Kitchen

7'11" x 7'9" (2.43 x 2.37)

Stunning new fitted modern kitchen benefitting from a range of wall, base and drawer units. Integrated appliances including, fridge, freezer, electric oven and hob with overhead extractor and washing machine.

Master Bedroom

10'10" x 9'11" (3.31 x 3.04)

Bright double bedroom with a window to the front elevation. Two large built in cupboards provide

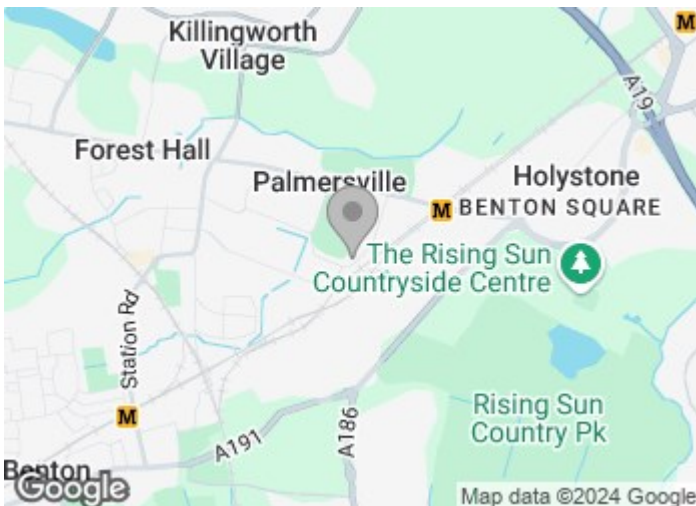
Bathroom

6'1" x 5'4" (1.87 x 1.65)

Modern style bathroom ready for tenancy start comprising shower, low level WC and wash basin.

Front Gardens

Externally the property has communal grounds.



Directions

Situated in the popular residential area of Forest Hall. Walking distance from Palmersville Metro. Can be accessed via car or on foot by leaving Great Lime Road at the Feetham Avenue junction.



Floor Plan

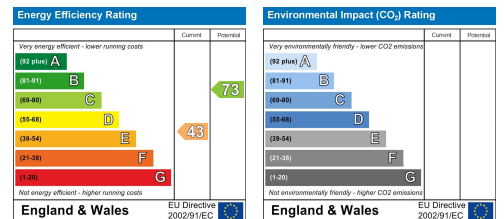
GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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82 Park View, Whitley Bay, Tyne and Wear, NE26 2TH
Tel: 0191 251 1189 Email: info@tp-property.co.uk
www.tp-property.co.uk

