







- Ground Floor Flat
- No Onward Chain
- Gas Central Heating
- Close to the Metro
- Leasehold
- Two Bedroom Home
- Well Presented Home
- Double Glazed
- Handy for Shops
- Managed Building





**\*\* Video Tour on our YouTube Channel | <https://youtu.be/gT1CBKt2Ow> \*\***

Forming part of this purpose-built development this very well presented ground floor apartment will make an attractive purchase for the first time buyer or someone looking to downsize. This flat could also be of particular interest to a landlord looking to extend on their property portfolio. We have let many properties in this area and the average rent is in the region of £725 PCM.

The accommodation is very well presented and briefly comprises:- communal entrance hall, security entry phone system, private hall, bright and airy lounge/diner with bay window, well appointed kitchen with fitted units and integrated oven and hob, three piece bathroom WC and two double bedrooms; bedroom one with fitted storage. Externally there are also communal garden areas to the rear and the property comes with an allocated parking position. As you would expect the property is warmed with gas central heating and is also double glazed.

The exact location of this property is very central and you are within close proximity to the Metro which will have you into Newcastle city centre within around 15 minutes. You also have easy access to a multitude of shopping facilities which includes a local superstore. The property is also very well-placed for access to the coast and main travel links.

We are informed by the client that there is a service charge which is in the region of £93 per month. This will have to be verified by your solicitor.

All in all this flat really does pack a punch and interested parties are urged to arrange a prompt and essential internal viewing. For more information and to book your viewing please call our Tynemouth branch on 0191 257 2000.

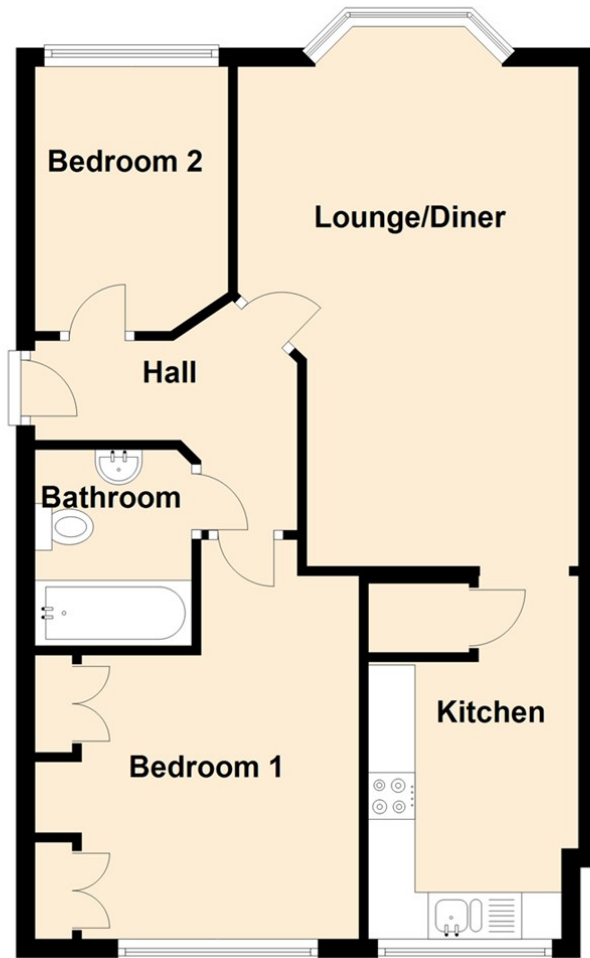
#### Tenure

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

Council Tax band \*B\*



## Ground Floor



## The difference between house and home

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Kitchen 12'9" x 7'4" (3.89m x 2.24m)

Lounge/Diner 17'6" x 9'6" (5.35 x 2.91)

Bedroom One 9'11" x 11'4" (3.04 x 3.47)

Bedroom Two 9'3" x 6'9" (2.83 x 2.07)

Covid-19 Viewing Guidelines

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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