





- Sought After Location
- Two Bedrooms
- Close To Fish Quay
- Double Glazing
- Council Tax Band \*C\*
- First Floor Flat
- Communal Gardens
- Gas Central Heating
- Leasehold
- Viewing A Must





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/7IFPXAqiY38> \*\*

If you are in the market place for a flat which is a little different from the norm, this first floor property located in a fantastic period building is certainly one to view.

The accommodation forms part of this elegant building (which was historically used as nursing accommodation) and briefly comprises:- communal entrance hall with stairs to the first floor, entrance hallway with storage, generous lounge, dining kitchen with fitted wall and floor units and integrated oven and hob, two good sized bedrooms; the main with fitted wardrobes, and a modern, tiled bathroom WC with three piece suite.

The property is warmed with gas central heating and boasts very generous living space. Externally there is a communal garden and a sun terrace to the front. There is also a private garage with a light and an additional private parking bay at the main entrance.



This enviable location is only a few minutes walk from North Shields Fish Quay and a fabulous variety of local amenities are within easy reach including cafes, bars and restaurants. There are good links to public transport facilities including prime bus routes and the Metro service and Tynemouth Long Sands Beach is only a short commute away.

An early viewing is essential. For more information and to book a 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 \*C\*.

Lounge 14'4" x 18'7" (4.38 x 5.67)


Kitchen 11'0" x 11'5" (3.37 x 3.48)

Bedroom One 15'0" x 10'11" (4.59 x 3.35)

Bedroom Two 7'1" x 10'9" (2.17 x 3.30)

First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
	65	76
England & Wales		EU Directive 2002/91/EC 

## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.janforsterestates.com](http://www.janforsterestates.com)

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680

