





- **Second Floor Apartment**
- **Early Vacant Possession**
- **Gas Central Heating**
- **Great Starter Home**
- **Council Tax Band *A***
- **Two Bedroom Home**
- **Allocated Parking**
- **Double Glazed Windows**
- **Leasehold Property**
- **Open Plan Configuration**





** Video Tour on our YouTube Channel |
https://youtu.be/H8U3UJq_SHI **

When it comes to searching for a flat that ticks all the boxes, this superbly presented and reconfigured second floor property is without doubt one that should be viewed as soon as possible. The current owner has really maximised the potential that the property offers and has now created an enviable living space to be enjoyed.

The property is accessed via a communal entrance with stairs leading to the second floor. Internally the property briefly comprises:- bright and spacious living dining area, open plan to the kitchen which boasts a range of fitted wall and floor units along with an integrated oven and hob. There are two double bedrooms and a modern shower room WC. Externally there is allocated parking.

The location of the property is very much in demand and is essentially owner occupied, giving a true residential living experience. Very well located for access to local amenities such as shopping at Silverlink Retail Park, and within close proximity to schools and public travel links. Also within easy reach of the of the A1058 Coast Road and of course our award winning blue flag beaches. The Metro service is also available and around 5 minutes' walk away providing access to Newcastle City Centre and of course many main Tyneside attractions.

Interested parties are urged to arrange a prompt and essential internal viewing. please call 0191 257 2000 for more information.

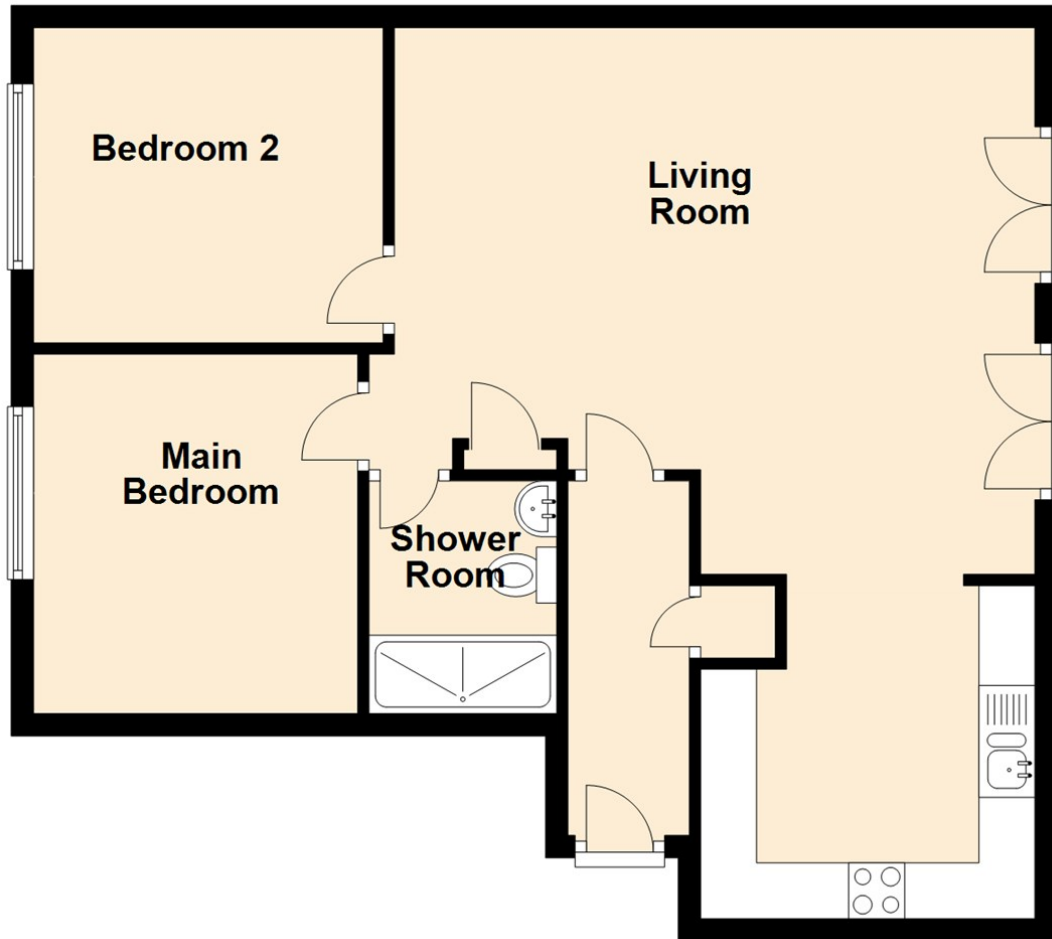
Tenure

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

Council Tax band *A*




Second Floor



Living Room/Kitchen 16'0" x 9'9" (4.89 x 2.99)

Main Bedroom 8'7" x 9'6" (2.62 x 2.90)

Bedroom Two 9'3" x 9'6" (2.82 x 2.90)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	78	79
(69-80) C		
(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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