





2 2 1

- Top Floor Flat
- No Onward Chain
- Two Bedrooms
- On The Beach Front
- 1/3 Share In The Freehold
- Exceptional Property
- Double Fronted Building
- Sought-After Area
- Gas Central Heating
- Council Tax Band \*B\*





Jan Forster Estates are delighted to offer to the market this fantastic top floor apartment, positioned on the ever-popular Percy Park, right in the heart of Tynemouth- just a stone-throw away from the beautiful beach. The property benefits from an abundance of local facilities nearby, like shops, restaurants and bars, as well as public transport links to the other coast areas and Newcastle city centre, through regular bus routes and the Metro service.

This double-fronted period property briefly comprises;- communal entrance hall, generous lounge with bay window offering beautiful sea views, dining room with elevated study area, modern kitchen with large island, two good-sized bedrooms, and a bathroom with a separate WC. As you would expect, the flat is warmed with gas central heating and also has double glazing.

The location of this property is without doubt extremely central and you are within easy striking distance of most Tyneside centres. The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by, so you have a direct route to the coast or Newcastle city centre. There are also good links to public transport facilities, which include prime bus routes and the Metro service.

We are informed by the vendor that the flat comes with a 1/3 share in the Freehold. This then refers back to the original lease which the occupants are bound by. There is an annual meeting with the other two flat owners to discuss any works that need to be done.

Living at the coast is a lifestyle choice. For more information and to book a viewing, please, call our Tynemouth office on 0191 257 2000.

Council Tax band \*C\*



**Ground Floor**



Lounge 17'11" x 15'11" (5.48 x 4.86)

Kitchen 15'3" x 13'11" (4.66 x 4.25)

Dining Room 17'11" x 9'10" (5.48 x 3.00)

Bedroom One 15'6" x 13'8" (4.74 x 4.17)

Bedroom Two 9'9" x 9'0" (2.99 x 2.76)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**The difference between house and home**

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