



Jan Forster
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0191 257 2000
FOR SALE



- Ground Floor Flat
- Well-Presented
- No Upper Chain
- Two Bedrooms
- Private & Shared Yard
- Leasehold Interest
- Central Location
- Local Facilities
- Transport Links
- Council Tax Band *A*





Jan Forster Estates welcome to the market this well-presented ground floor flat, situated in a period building. The property is located in a great area, close to Tynemouth, and benefits from a range of local facilities, such as cafes, bars and shops, and transport links to Newcastle city centre and the rest of the coastal areas.

The accommodation briefly comprises;- communal hallway, private hallway that leads to the generous lounge-diner with feature fireplace, well-appointed kitchen with yard access, two bedrooms- the main one with feature fireplace and French doors onto the private rear yard, as well as a modern family bathroom WC with shower over the bath. Externally, there is a shared yard and a private yard with a decking area. The property further benefits from no upper chain and a cellar for storage.

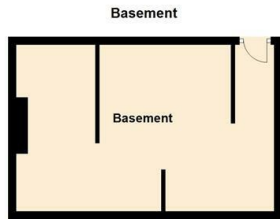
This home will make an ideal first-time-buyer purchase in a central location. For more information and to arrange a viewing, please, call our Tynemouth office on 0191 257 2000.



Tenure

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

Council Tax band *A*



Lounge 18'8" x 17'0" (5.70 x 5.20)

Kitchen 10'11" x 7'1" (3.35 x 2.17)

Bedroom One 15'10" x 13'8" (4.83 x 4.18)

Bedroom Two 14'3" x 7'10" (4.36 x 2.40)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	52	
(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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