





- **First Floor Apartment**
- **Gas Central Heating**
- **Double Glazed**
- **Council Tax Band *C***
- **Close To Quayside**
- **Two Bedroom Home**
- **Garage with Storage**
- **Security Gates**
- **Leasehold Property**
- **No Upper Chain**





Forming part of the purpose built development, a great opportunity to purchase this sizeable first floor flat with large garage is now available. The property is offered with immediate vacant possession.

The accommodation is accessed via a communal entrance hall with security door and briefly comprises; private hall with storage, kitchen with fitted wall and floor units, bathroom WC with a shower cubical and there are two double bedrooms. A great feature of this property is the fact it comes with a very generous sized garage. There is also an ample storage area above the garage which is accessed via a hatch and ladder. As you would expect the property is warmed with gas central heating and also has double glazing.

This is a fantastic and sought after location. The property is well placed for access to local shops along with public travel links to include the Metro service; which will have you into town in around twenty minutes. Also very well positioned for access to a stunning coast line with numerous attractions and wonderful walking routes. The Quayside is on your doorstep which really is a hive of activity and a great place to relax. This home offers not just great accommodation but a lifestyle choice, which is very appealing.

In order to get a real feel for this home you should view the property as soon as possible. This will give you a much better understanding of how charming this property is. For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

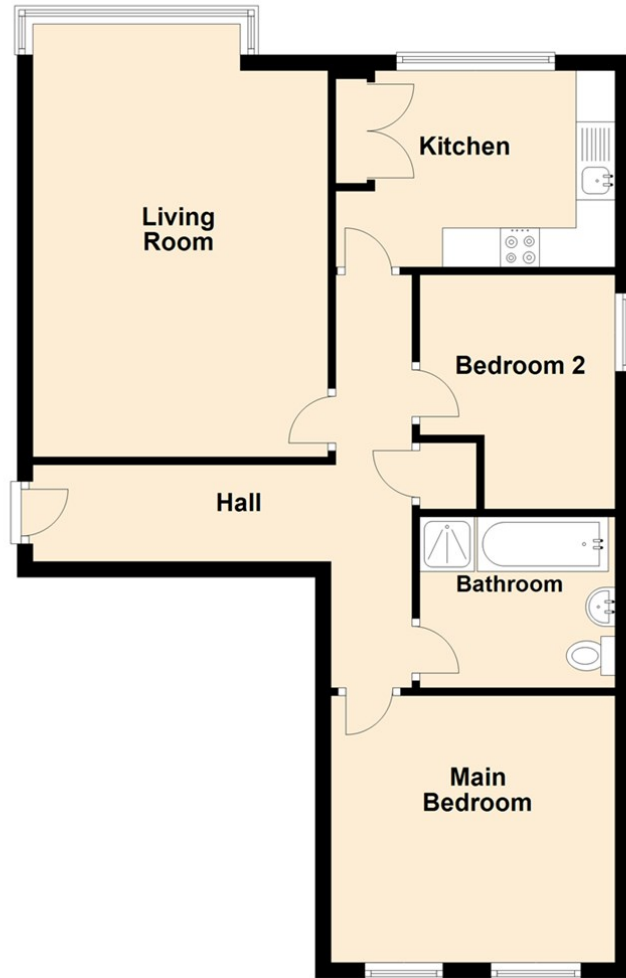
Tenure

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

Council Tax band *C*



First Floor




Living Room 16'2" x 12'4" (4.95 x 3.78)

Kitchen 8'3" x 11'8" (2.52 x 3.58)

Main Bedroom 11'2" x 11'11" (3.42 x 3.64)

Bedroom Two 9'10" x 8'2" (3.00 x 2.50)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	75	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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