





- **First Floor Apartment**
- **Allocated Parking Bay**
- **Ample Storage**
- **Close To Local Amenities**
- **Video Tour Available**
- **Two Double Bedrooms**
- **Juliet Balcony**
- **No Onward Chain**
- **Good Transport Links**
- **MUST BE VIEWED**





** Video Tour on our YouTube Channel |
<https://youtu.be/z2OdRIAx5S0> **

Jan Forster Estates are pleased to present this lovely larger style first floor modern apartment which is located within a popular area in West Moor. The property is close to local amenities, public transport links, and trunk roads which all offer easy access to Newcastle City Centre and surrounding areas.

Offered with no onward chain, the property briefly comprises:- communal entrance with staircase to all floors, private entrance hallway, fantastic open plan lounge and dining area with French doors to a Juliet balcony, kitchen with fitted wall and floor units, two good-sized bedrooms, and a three piece bathroom WC.

Externally the property benefits from well-kept communal gardens as well as allocated parking and visitor parking.

We anticipate an extremely high level of viewings on this superb apartment. To arrange yours please call our sales team on 0191 270 1122.

Tenure

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

Council Tax band *B*






Lounge 11'6" x 19'5" (3.53 x 5.94)

Kitchen 7'8" x 10'2" (2.36 x 3.11)

Bedroom One 10'2" x 12'7" (3.11 x 3.85)

Bedroom Two 9'6" x 16'1" (2.90 x 4.92)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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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