





- **Ground Floor Apartment**
- **No Onward Chain**
- **Sought-After Area**
- **Two Double Bedrooms**
- **En-Suite Facility**
- **Off-Street Parking**
- **Lift to all Floors**
- **Secure Entry System**
- **Currently Tenanted**
- **Council Tax Band \*C\***





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/frBk6yEFNDg> \*\*

Jan Forster Estates are pleased to present to the sale market this lovely ground floor, rear facing apartment with Mezzanine level, situated in the iconic Wills Building, Cochrane Park. The property is offered with the benefit of no upper chain and will appeal to a variety of buyers- from first time buyers and downsizers, to investors alike

This apartment is positioned in a great location- it is close to a variety of local amenities, including shops, a gym, local parks, and excellent transport links to Newcastle city centre and the coast.

Benefiting from a communal heating system, the property briefly comprises; entrance hall, generous lounge-diner, stylish fitted kitchen with wall and floor units and integrated hob, and main bedroom with access to the Jack and Jill bathroom WC with three-piece suite and under sink storage. On the Mezzanine level there is a second bedroom-study area, and an en-suite shower room WC. Externally, there are communal gardens and parking facilities.

For more information and to book your viewing, please, call our High Heaton branch 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 \*C\*



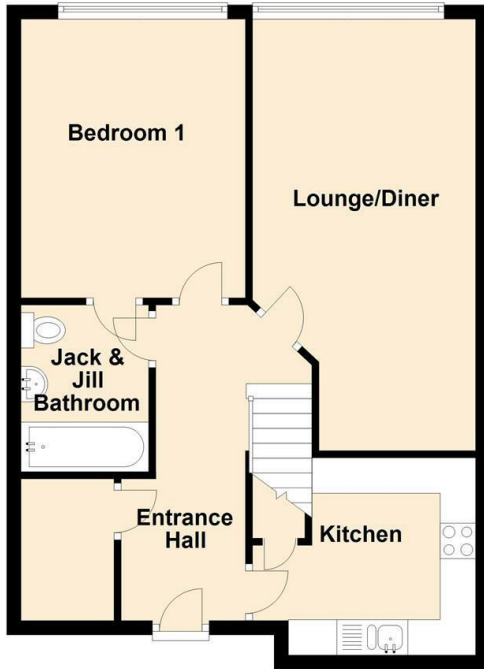
Lounge 19'10" x 10'5" (6.07 x 3.18)

Kitchen 9'1" x 10'5" (2.78 x 3.20)

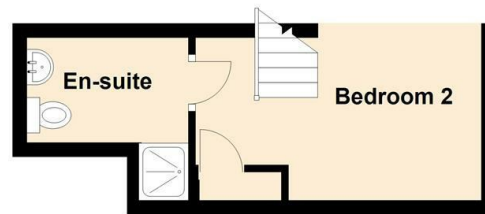
Bedroom One 13'0" x 10'6" (3.98 x 3.21)

Bedroom Two 13'8" x 9'2" (4.17 x 2.81)

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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