





- **Ground Floor Apartment**
- **Allocated Parking**
- **Ample Storage**
- **Close To Local Amenities**
- **Sought After Location**
- **Two Bedrooms**
- **En-Suite Facility**
- **No Onward Chain**
- **Good Transport Links**
- **MUST BE VIEWED**





**** Video Tour on our YouTube Channel |
<https://youtu.be/n0bN1caUt5c> ****

Jan Forster Estates are delighted to present this two bedroom ground floor apartment on Rosebury Drive, Longbenton. Offered for sale with the benefit of no onward chain, the property will appeal to a variety of buyers and could be a great buy to let opportunity.

The property is situated in a highly sought after location, providing excellent access to local amenities, schools, and public transport links.

Internally the property briefly comprises:- Communal entrance hall, private hallway, three piece bathroom WC with shower over the bath, two good sized bedrooms; the main with built-in wardrobes and en-suite facility, and lounge opening up to the kitchen with fitted wall and floor units and patio doors. Externally, there is allocated parking to the rear of the building and small garden to the front.

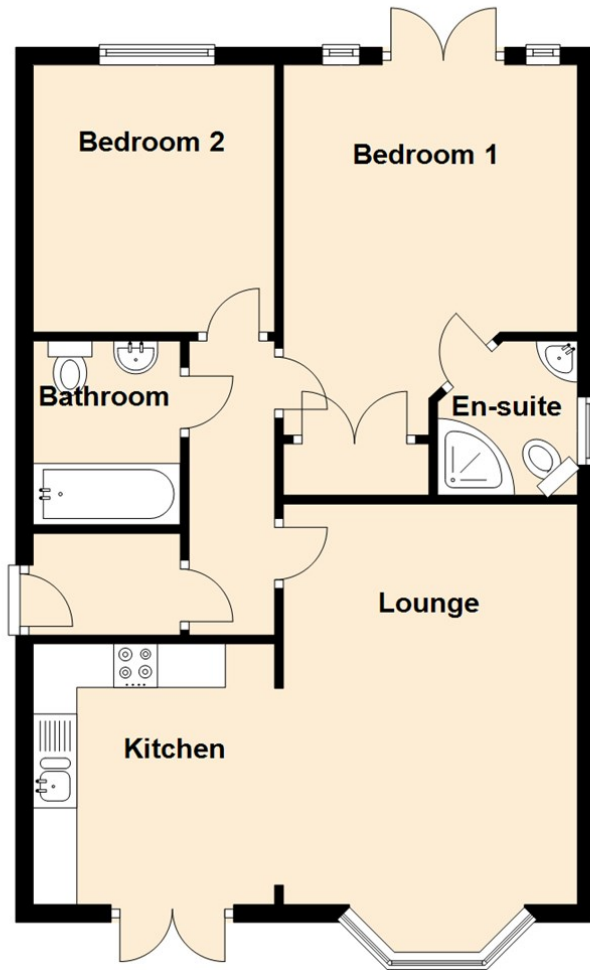
Viewings are highly recommended. For more information and to book your viewing, please call our High Heaton sales team on 0191 270 1122.

Tenure

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

Council Tax band *A*

Ground Floor



The difference between house and home


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Lounge 11'0" x 14'11" (3.36 x 4.56)

Kitchen 10'1" x 8'11" (3.09 x 2.73)

Bedroom One 14'0" x 11'0" (4.27 x 3.36)

Bedroom Two 10'0" x 9'1" (3.06 x 2.78)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	78	78
(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 	

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



www.janforsterstates.com

