





- Popular Location
- Two Bedrooms
- Close To Amenities
- Viewing Recommended
- Ground Floor Apartment
- Two Bathrooms
- Council Tax Band *B*
- Call For More Information





** Video Tour on our YouTube Channel |
<https://youtu.be/U7gKvNty8Ew> **

Situated in this highly sought after area of High Heaton, this beautifully presented ground floor apartment will appeal to a variety of buyers.

The property is close to a wide range of amenities and in a convenient position for access to transport links.

Accessed via a communal entrance, the accommodation briefly comprises:- entrance hallway, spacious open plan lounge with French doors opening to a patio area overlooking the gardens, fitted kitchen with wall and floor units and integrated oven and hob, two bedrooms; the main with en-suite shower room, and there is also a bathroom WC.

Externally there is a range of communal gardens and visitor parking spaces (with an allocated parking space for this property).

We anticipate an extremely high level of viewings on this apartment. For more information and to book your viewing please call our 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 *B*.



Ground Floor



Lounge/Kitchen Diner 17'3" x 11'10" (5.26 x 3.62)

Bedroom One 13'6" x 9'4" (4.12 x 2.87)

Bedroom Two 13'6" x 8'2" (4.12 x 2.50)

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