





2 1 2

- Ground Floor Apartment
- Secure Entry System
- Transport Links Nearby
- Council Tax Band *A*
- Viewing Recommended
- Two Double Bedrooms
- Close To Local Amenities
- Communal Parking
- Leasehold
- Call For More Information





We are pleased to offer to the market this two-bedroom, ground floor apartment situated in Monarch Court, in Longbenton.

Positioned conveniently for access to Longbenton and Four Lane Ends Metro stations, and a wide variety of local shops. Newcastle City Centre is within easy commuting distance, as are surrounding areas.

The property is accessed via a communal entrance and briefly comprises: - entrance hallway, bright and spacious open plan lounge/kitchen with fitted units, integrated oven and hob, and dual aspect French doors opening out onto communal gardens, two good-sized bedrooms with an en-suite shower room to the main and a modern bathroom/w.c. The property further benefits from gas central heating and double glazing.

Externally there are communal gardens and there is an allocated parking bay offering off street parking.

Internal viewing is highly recommended. For more information, please call our Heaton branch on 0191 270 1122.

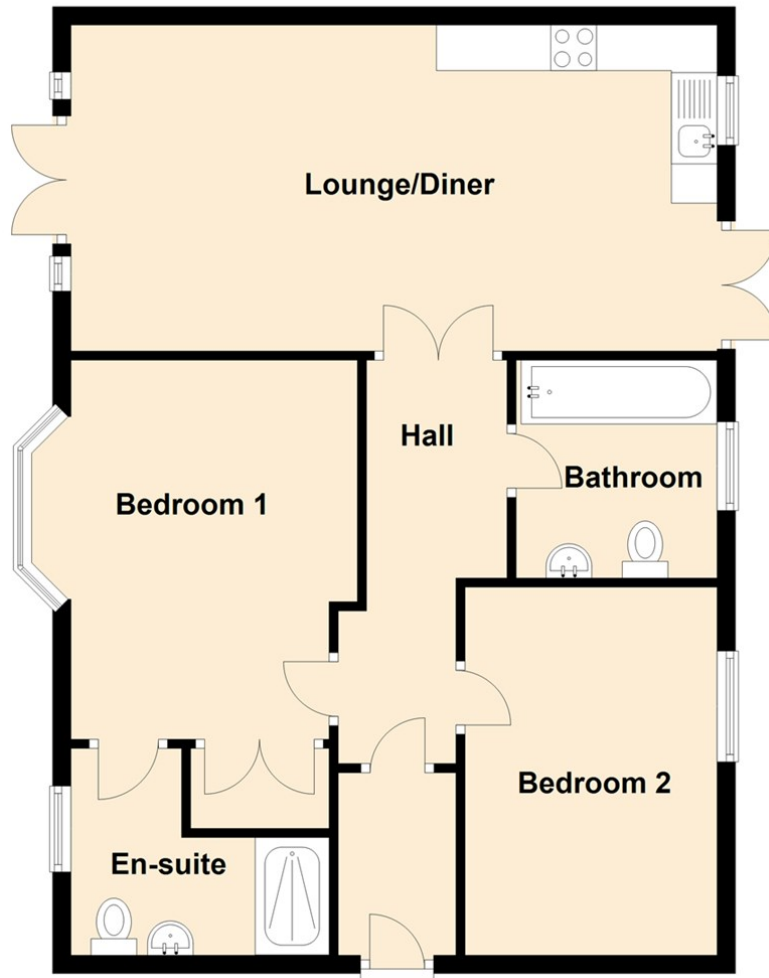
Tenure

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

Council Tax Band *A*.



Ground Floor




The difference between house and home

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Lounge/Kitchen 21'3" x 13'10" (6.50 x 4.22)

Bedroom One 10'11" x 9'4" (3.34 x 2.86)

Bedroom Two 10'3" x 7'8" (3.13 x 2.34)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	78	80
(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

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Property Management Centre

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