





- Sought After Location
- No Upper Chain
- First Floor Property
- One Double Bedroom
- Residents Parking
- Close To Shops
- Walking Distance To Metro
- Council Tax Band *A*
- Viewing Recommended
- Call For More Information





** Video Tour on our YouTube Channel |
https://youtu.be/SO5HFBqu_dQ **

Situated in the highly sought after Oriole House on Lyndhurst Road this first-floor apartment is offered for sale with the benefit of no upper chain.

The location is convenient for access to a wide range of local amenities including shops, restaurants and public transport links with the added advantage of being within walking distance to the Metro.

The property is accessed via a secure communal entrance with stairs to the first floor and briefly comprises: - entrance hallway with storage, lounge with dual aspect windows, kitchen with fitted wall and floor units and an integrated oven and hob, one double bedroom with a built-in wardrobe and a shower room/w.c. with under sink storage. The property also has the benefit of a laundry room which can be used by residents. Further benefits include double glazing, gas central heating.

Externally there is ample residents parking on site along with beautiful communal gardens.

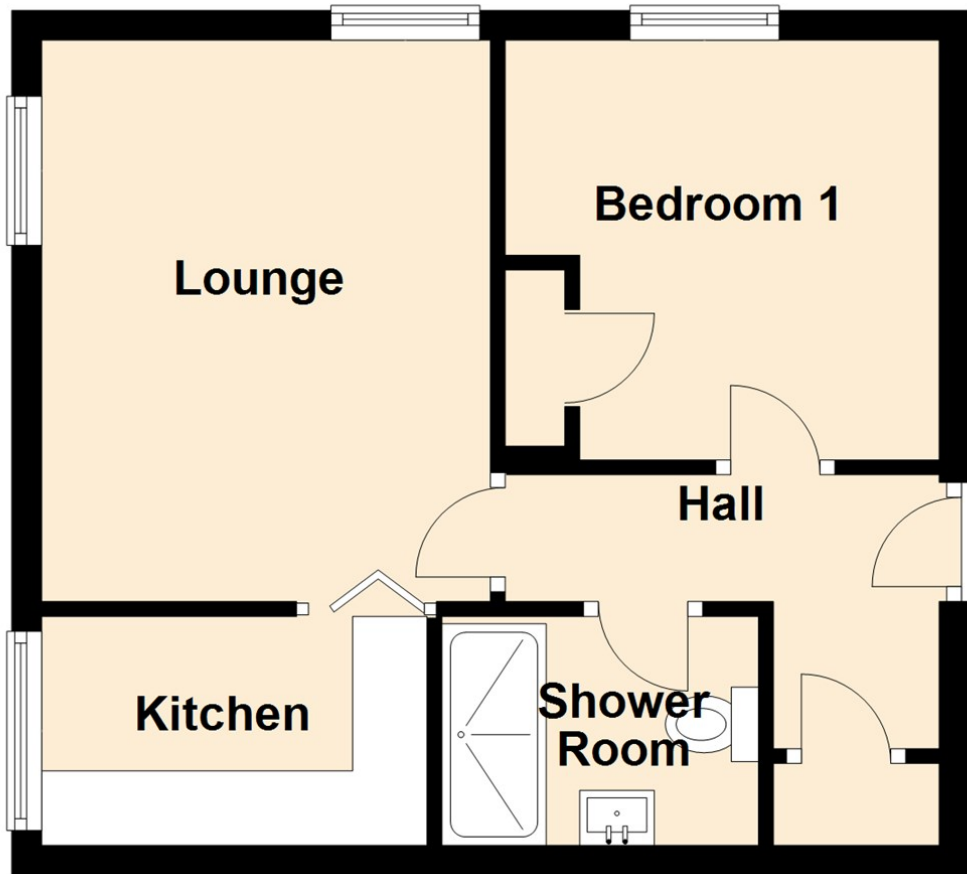
We anticipate an extremely high of interest on this property. Please call our Heaton branch on 0191 270 1122 to arrange a viewing.

Tenure

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

Council Tax Band *A*.

First Floor




The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Lounge 9'10" x 12'3" (3.00 x 3.74)

Kitchen 5'0" x 8'6" (1.54 x 2.61)

Bedroom 9'3" x 9'6" (2.82 x 2.91)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	75
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.janforsterestates.com

