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2

- Popular Location
- Third Floor
- Juliet Balcony
- Leasehold
- Viewing Recommended
- Two Bedroom Apartment
- Two Bathrooms
- Close To Amenities
- Council Tax Band \*A\*
- Call For More Information





**\*\* Video Tour on our YouTube Channel | <https://youtu.be/iX9wSicpRYg> \*\***

Jan Forster Estates welcome to the sale market this well-presented third floor apartment located within Manor Park in High Heaton. Currently tenanted until October 2025.

The property is within easy reach of Chillingham Road and Four Lane Ends, with a wide variety of shops and restaurants nearby. There are also regular bus routes and the Metro service to Newcastle city centre and the coast.

The apartment briefly comprises;- communal entrance with stairs and lift access to the third floor, spacious hallway, open plan living space consisting of a generous lounge-diner with French doors and Juliet balcony, and a well-appointed kitchen with top and floor units, two bedrooms- the main one with a handy en-suite facility, and a bathroom/w.c. The property also benefits from gas central heating and double glazing. Externally, there are communal gardens and allocated parking.

Early viewings come highly recommended. To book yours or for more information, please, call our High Heaton team on 0191 270 1122.

#### Tenure

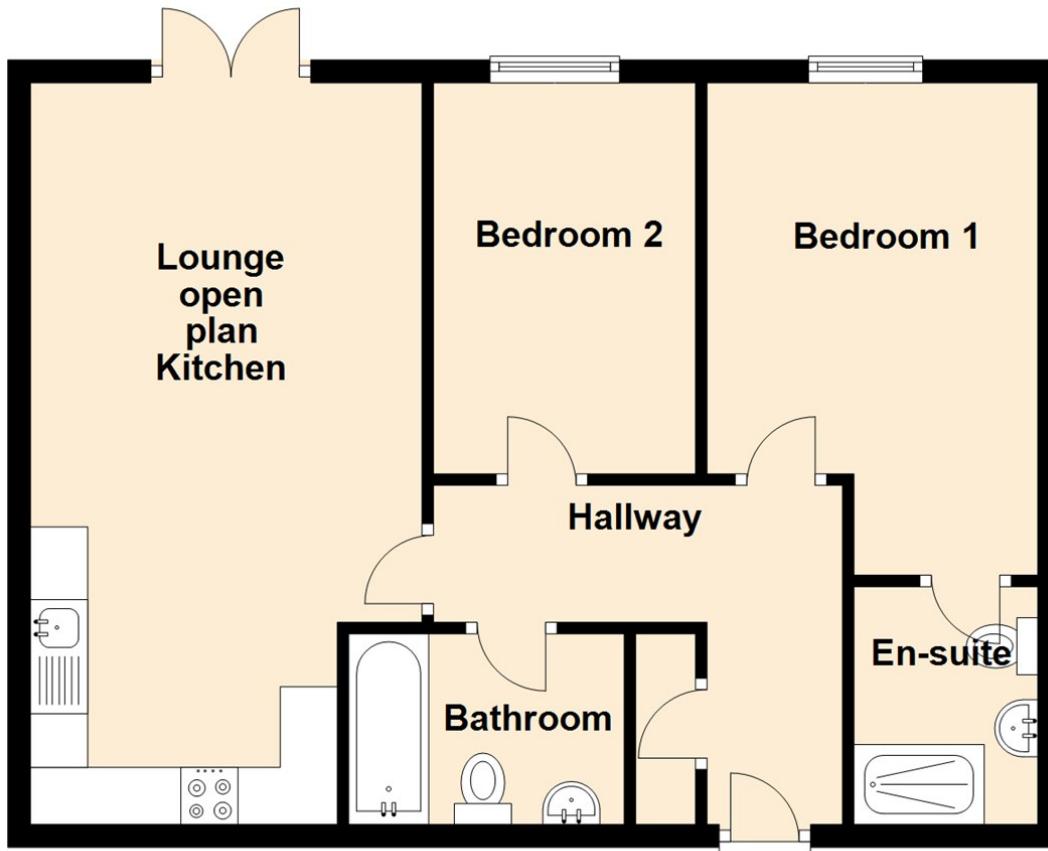
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*B\*.





## Third Floor



Lounge-Kitchen 21'3" x 11'3" (6.50 x 3.44)

Bedroom One 14'4" x 9'4" (4.38 x 2.87)

Bedroom Two 13'5" x 7'6" (4.10 x 2.29)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

## The difference between house and home

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