





- **First Floor Flat**
- **Open Plan Space**
- **Ensuite Facility**
- **Great Location**
- **Transport Links**
- **Well-Presented**
- **Two Bedrooms**
- **Leasehold**
- **Local Facilities**
- **Council Tax Band *A***





**** Video Tours on our YouTube Channel | <https://youtu.be/aWcUZ7I0CLI> ****

Jan Forster Estates welcome to the sale market this well-presented two bedroom, first floor flat in Longbenton.

This property enjoys a prime location with easy access to a range of amenities and excellent transport connections. The nearby Metro service provides direct routes to the coast and Newcastle city centre, while Quorum Business Park, local shops, and a gym are all within close reach.

This home will appeal to a variety of buyers, including first time buyers and investors alike, and briefly comprises: entrance hallway; open-plan living area featuring a bright and airy lounge with a Juliet balcony, dining space, and a well-equipped kitchen with both wall-mounted and base units; two bedrooms- the main one enjoying the added benefit of an ensuite facility, as well as a separate bathroom with WC.

Further benefits include gas central heating and double glazing. Externally there is allocated parking.

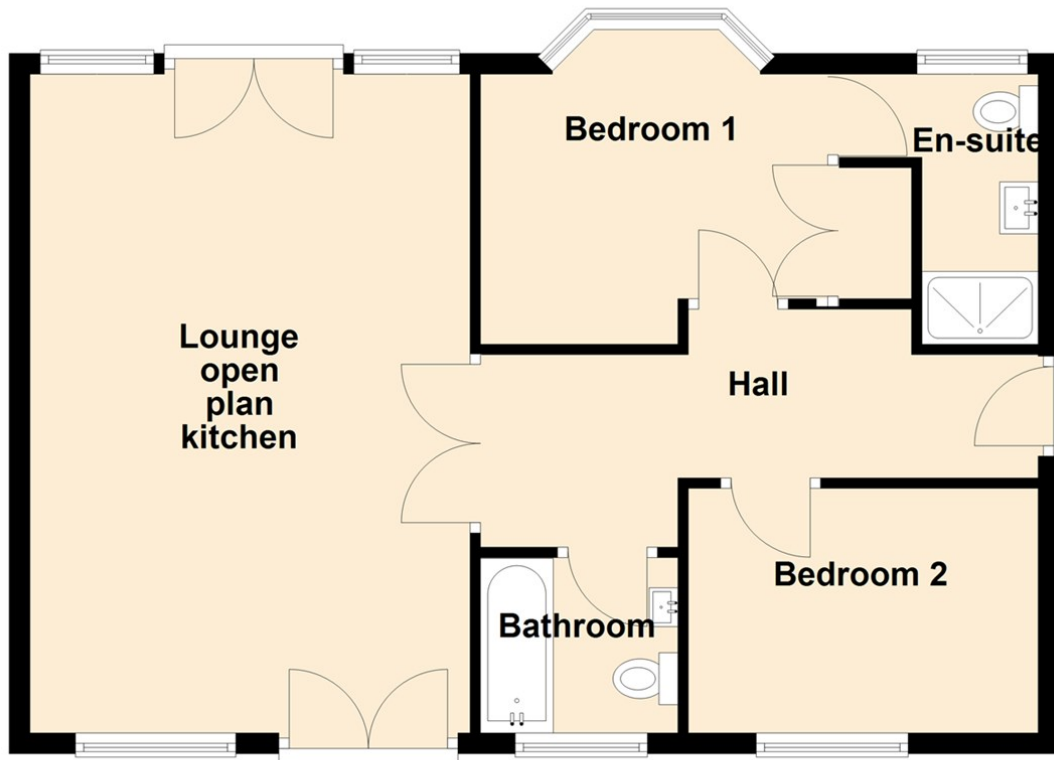
For more information and to book a viewing, please, call our High Heaton team on 0191 270 1122.

Tenure

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

Council Tax band *A*

Ground Floor



Lounge/Kitchen 20'9" x 13'10" (6.33 x 4.24)

Bedroom One 10'11" x 9'5" (3.33 x 2.88)

Bedroom Two 7'7" x 10'0" (2.33 x 3.07)

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

The difference between house and home

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