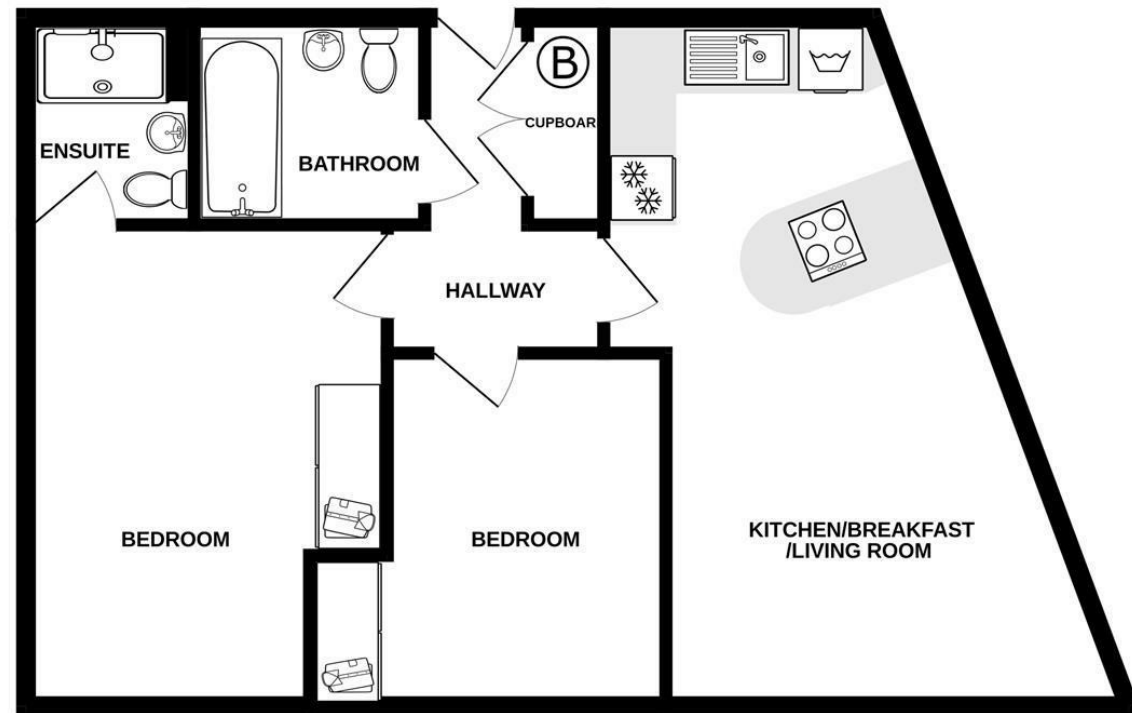




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Winslow Court, Cullercoats



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £159,950



## Description

WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT SITUATED CLOSE TO THE SEAFRONT IN CULLERCOATS - NO UPPER CHAIN

Brannen & Partners welcome to the sales market this attractive two bedroom ground floor apartment situated within this popular location close to the seafront in Cullercoats. Benefitting from open plan living, two bathrooms and a secure underground parking space.

Briefly comprising: Secure communal entrance with stairs and lift to all floors. The private hallway gives access to all rooms and benefits from a fitted cupboard offering storage. The open plan lounge/kitchen/diner is a bright room with a dual aspect, the kitchen area has fitted wall and base units which includes an electric hob, oven, extractor fan and fridge/freezer.

There are two double bedrooms which both have fitted wardrobes and one boasts an en-suite shower room with hand basin and W.C. The main bathroom comprises a bath, hand basin and W.C.

Externally there is a secure allocated underground parking space and a bike store with access to a lift to all floors.

Cullercoats is a popular coastal town and within close proximity to both Whitley Bay and Tynemouth. There is a good range of local shops, cafes and restaurants nearby. Local transport links are within walking distance and there are good road links in to the city centre as well as other coastal towns.

### Secure Communal Entrance

### Private Hallway

### Lounge/Kitchen/Diner

21'7" x 13'8"

### Bedroom

14'8" x 8'9"

### En-suite

6'8" x 5'4"

### Bedroom

10'9" x 8'8"

### Bathroom

7'2" x 6'6"

### Externally

Externally there is a secure allocated underground parking space and a bike store with access to a lift to all floors.

### Tenure

Leasehold

