



St Aidans Court, Tynemouth



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		
England & Wales	EU Directive 2002/91/EC	

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 £195,000

Description

WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT WITH A GARAGE SITUATED WITHIN THIS SOUGHT AFTER DEVLOPEMENT IN TYNEMOUTH CLOSE TO NORTHUMBERLAND PARK - OFFERED WITH NO UPPER CHAIN

We are delighted to welcome to the market this bright and airy two bedroom first floor apartment situated within the sought after development of St Aidans Court in Tynemouth. Benefitting from good sized accommodation, corner position, garage and use of a lift.

Briefly comprising: Secure communal entrance with stairs and lift to the first floor. The private hallway offers access to all rooms and benefits from two built in storage cupboards. The living room is bright and airy due to the corner position, benefitting from a dual aspect with a bay window to the front. The well equipped kitchen has a good range of fitted units, integrated appliances include an electric hob, oven, extractor fan, microwave, dishwasher, fridge and freezer.

There are two double bedrooms, one of which has fitted wardrobes providing additional storage. The shower room comprises a step in shower, a fitted vanity unit houses a hand basin and W.C. and a heated towel rail.

Externally there are well maintained communal gardens and a garage.

The property is a short walk in to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach. Tynemouth Golf Club is a few minutes walk away as is the newly regenerated Northumberland Park ideal for pleasant walks.

Secure Communal Entrance

Private Hallway

Living Room
15'3" x 11'4"

Kitchen
12'4" x 7'8"

Bedroom One
13'9" x 8'4"

Bedroom Two
10'11" x 9'7"

Shower Room
6'4" x 6'3"

Externally
Externally there are well maintained communal gardens and a garage.

Tenure
Leasehold - 987 years remaining.

