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- Envious Location
- One Double Bedroom
- Access To Private Gardens
- Excellent Amenities Nearby
- Leasehold
- Second Floor Apartment
- Garage In Nearby Block
- Close To Beach
- Council Tax Band *A*
- Viewing Essential





**** Video Tours on our YouTube Channel | <https://youtu.be/1Ss7BUsehQs> ****

Jan Forster Estates welcome to the sale market this delightful one-bedroom, second-floor apartment, located on the highly sought-after Percy Gardens in Tynemouth. Set within a managed building and offered with no onward chain, this bright and airy coastal home enjoys an enviable position right on the seafront, with direct access to private gardens and only a stone's throw from King Edward's Bay.

The property is accessed via a communal entrance with stairs to all floors and briefly comprises: private entrance lobby with storage, bright and airy living room, kitchen with fitted top and floor units and integrated oven and hob, one spacious double bedroom, and a shower room WC. Further benefits include gas central heating, double glazing, and a single block garage for off-street parking or additional storage.

This enviable location is only a short walk to the beach, and a fantastic variety of local amenities are within easy reach including cafes, bars, and restaurants. The area is also exceptionally well-connected. The nearby A1058 Coast Road offers a direct route into Newcastle city centre, making this an ideal spot for both commuters. Excellent public transport links are also available, including regular bus routes and Tynemouth Metro Station, providing quick and convenient access to the wider region.

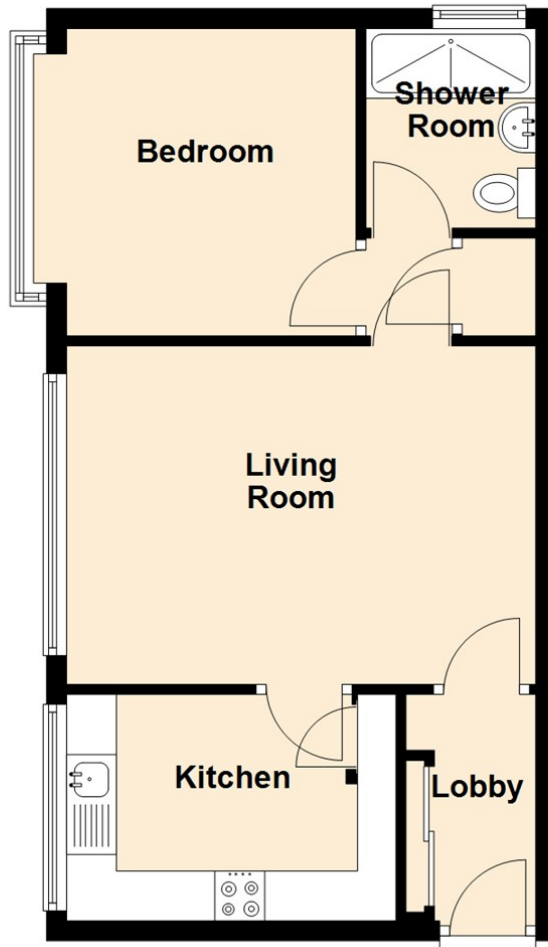
Viewing is essential to fully appreciate the location, lifestyle, and potential this fantastic home offers. For more information and to book, please, call our branch on 0191 236 2070.

Tenure

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

Council Tax band *A*.

Second Floor



Living Room 11'1" x 15'5" (3.39 x 4.70)

Kitchen 7'5" x 10'9" (2.27 x 3.30)

Bedroom 10'1" x 9'6" (3.08 x 2.90)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

The difference between house and home

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