





2



1



1

- Ground Floor Apartment
- Allocated Parking
- Communal Gardens
- No Onward Chain
- Video Tour Available
- Two Bedrooms
- Juliet Balcony
- Ample Storage
- Sought After Location
- MUST BE VIEWED





**** Video Tour on our YouTube Channel | <https://youtu.be/V4rf1WeNgkk>**

Situated within a highly sought-after residential area of West Moor, this modern ground floor apartment offers contemporary living with excellent access to local amenities, transport links, and major road networks providing convenient routes into Newcastle upon Tyne and the surrounding areas.

Offered for sale with no onward chain, the property is ideal for first-time buyers, professionals, downsizers, or investors alike.

The accommodation briefly comprises a secure communal entrance with staircase access to all floors, leading to a welcoming private hallway. At the heart of the home is a superb open-plan lounge and dining area, flooded with natural light and featuring French doors opening onto a Juliet balcony, creating a bright and airy living space perfect for relaxing or entertaining.

The stylish modern kitchen is fitted with a range of contemporary wall and base units, offering both practicality and sleek design. There are two generously sized bedrooms, both benefitting from built-in storage, alongside a beautifully appointed three-piece bathroom/WC finished to a high standard.

Externally, residents can enjoy well-maintained communal gardens together with allocated parking and additional visitor parking.

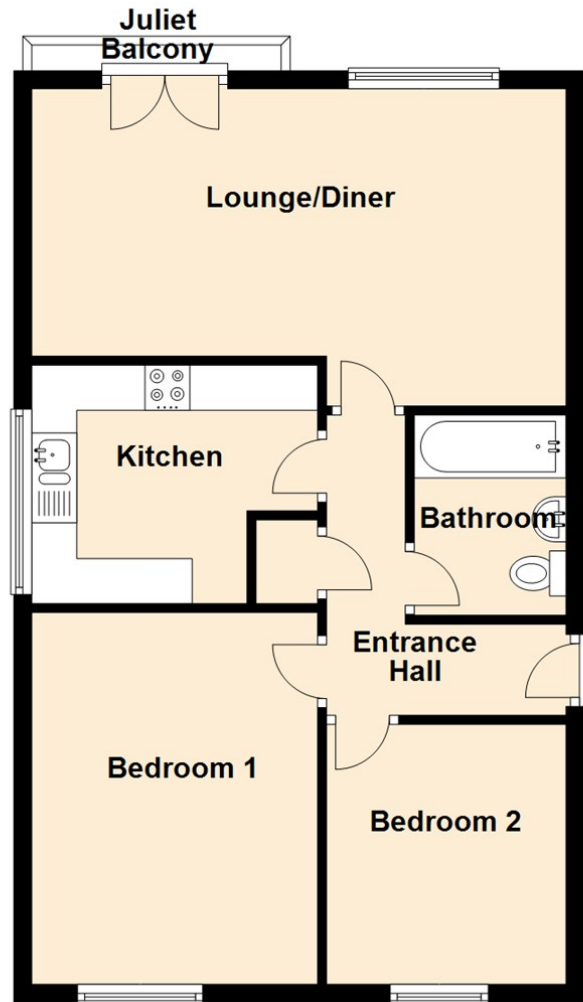
Early viewing is recommended to fully appreciate the accommodation on offer. To arrange your viewing, please contact our team on 0191 270 1122.

Tenure

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

Council tax band: B

Ground Floor



Lounge 11'6" x 19'5" (3.53 x 5.94)

Kitchen 7'8" x 10'2" (2.36 x 3.11)

Bedroom One 10'2" x 12'7" (3.11 x 3.85)

Bedroom Two 9'6" x 16'1" (2.90 x 4.92)

The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

WWW.JANFORSTERESTATES.COM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Us: 0191 236 2070

