





1



1



1

- Sought After Location
- Ground Floor
- Well Presented
- Secure Entry System
- Communal Gardens
- Balcony
- One Double Bedroom
- Double Glazing
- Allocated Parking
- Council Tax Band *B*





This ground floor one bedroom flat with balcony is located in the highly regarded Belvedere Gardens, a luxury development in a popular area in Benton.

Ideally positioned in an accessible location, this property benefits from close proximity to a variety of local amenities, including shops, restaurants, and services. Excellent transport links are within walking distance, with both Benton Metro Station and Four Lane Ends Interchange within easy reach, making commuting and travel exceptionally convenient.

Internally the property is accessed via a communal entrance and briefly comprises: - entrance hall, spacious, bright and airy lounge, kitchen with fitted units and integrated oven and hob, main bedroom with sliding doors and balcony and there is also a shower room WC. Externally there are a range of communal gardens along with allocated parking.

We anticipate a high level of interest on this charming property. For more information, please call our Heaton branch on 0191 270 1122.

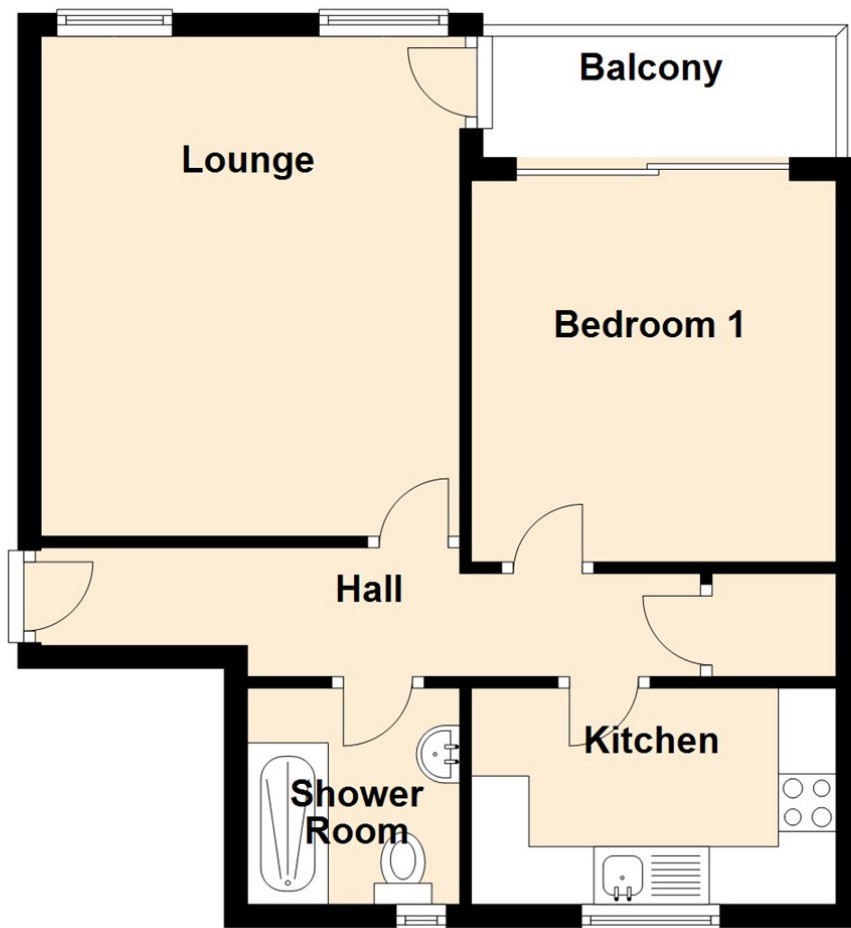
Tenure

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

Council Tax band *B*.



Ground Floor



Lounge 14'0" x 11'10" (4.28 x 3.63)

Kitchen 6'4" x 6'9" (1.95 x 2.07)

Bedroom One 11'6" x 10'4" (3.53 x 3.16)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(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

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

Gosforth
High Heaton
Tynemouth
Property Management Centre

0191 236 2070
0191 270 1122
0191 257 2000
0191 236 2680

