



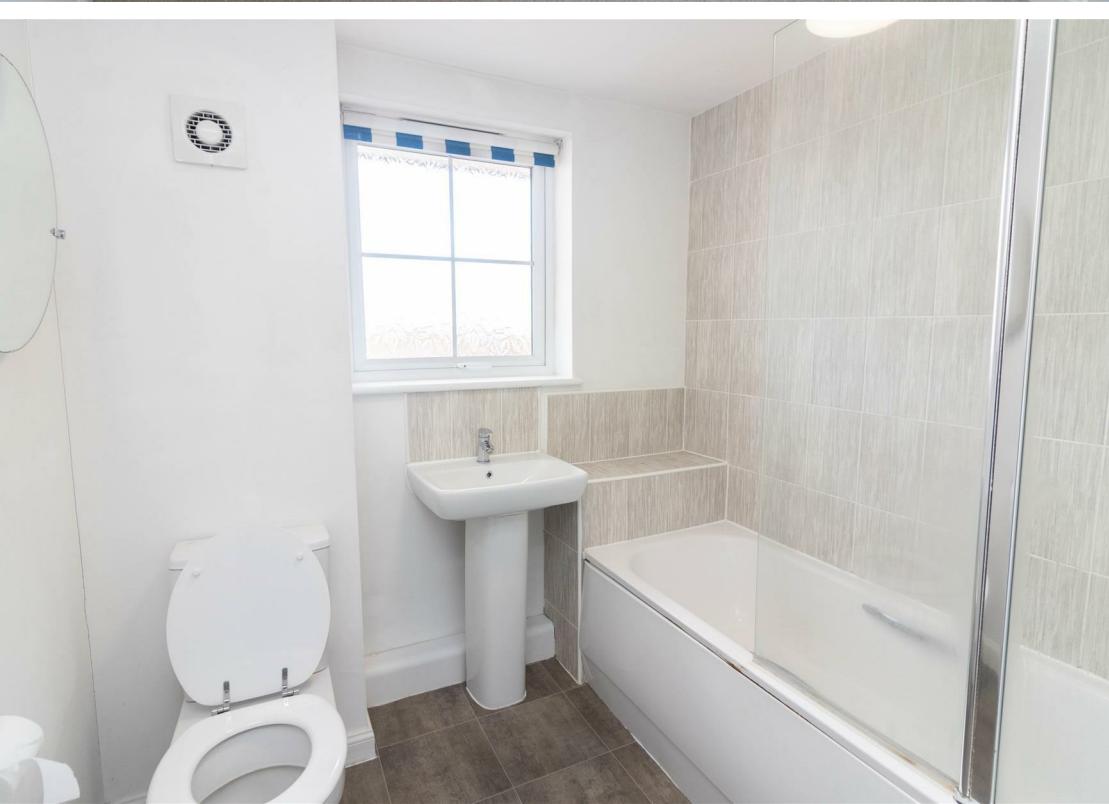
\*\* Video Tour on our YouTube Channel | <https://youtu.be/zAk7qTqUBrw>  
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Jan Forster Estates are delighted to welcome to the market this immaculate top floor apartment, positioned in Sunnyway, City Edge. Offered for sale with the benefit of no upper chain.

For sale by Modern Method of Auction: Starting Bid Price £85,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

City Edge is just a short drive from Newcastle city centre, offering excellent access to the Central Motorway, A1, and a wide range of public transport options and local amenities. These high-quality homes are ideal for those looking to take their first step onto the property ladder. Enjoy leisurely walks in the green open spaces of Newcastle Town Moor, located just five minutes away, or explore the hiking trails and play area at Exhibition Park—perfect for a family outing.



The property is accessed via a communal entrance, with stairs leading to all floors. Inside, you'll find an inviting entrance hall, a spacious lounge/dining area with French doors opening onto a Juliet balcony, and a modern kitchen featuring fitted wall and floor units along with an integrated oven and hob. The property offers two generously sized double bedrooms and a stylish bathroom/WC with a shower over the bath. Additional benefits include gas central heating and double glazing, ensuring comfort throughout.

Externally there are communal gardens and an allocated parking space.

For more information and to arrange a viewing please contact our Gosforth sales office on 0191 236 2070.

#### Tenure

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

Council Tax band: A

## Top Floor



## The difference between house and home

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Lounge 14'8" x 12'9" (4.48 x 3.90)

Kitchen 6'6" x 9'10" (2.00 x 3.00)

Bedroom One 11'5" x 11'5" (3.50 x 3.50)

Bedroom Two 10'11" x 11'2" (3.34 x 3.41)

Auctioneer's Comments

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

Contact Us: 0191 236 2070



[www.janforsterestates.com](http://www.janforsterestates.com)

