



 Jan Forster

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Bittern Close | | Gateshead | NE11 9FF

£95,000



- Excellent Location
- Close To Riverside
- No Upper Chain
- First Floor Apartment
- Two Bedrooms
- Juliet Balcony
- Allocated Parking Space
- Leasehold
- Viewing Recommended
- Call For More Information





** Video Tour on our YouTube Channel | <https://youtu.be/B2boDGXctck> **

This stylish and well presented, two-bedroom, first-floor apartment is located within the ever-popular Bittern Close, Gateshead, and is offered for sale with no upper chain, making it an ideal purchase for first-time buyers, professionals, or investors alike.

Located in a sought-after riverside setting near Dunston Staiths, this apartment is just a short distance from The Quayside and a wide variety of local amenities. With excellent transport links, including Dunston Train Station, it offers effortless access to Newcastle city centre and beyond.

Accessed via a secure communal entrance, stairs lead to the first floor where the apartment opens into a welcoming entrance hallway providing access to all rooms. At the heart of the home is a bright and spacious open-plan lounge and kitchen, perfectly suited to modern living and entertaining. The kitchen is fitted with contemporary units and an integrated oven and hob, while the living area benefits from French doors that allow an abundance of natural light and open onto a Juliet balcony, creating an airy and inviting atmosphere. The property offers two well-proportioned bedrooms, ideal for flexible living, home working, or guest accommodation. Completing the accommodation is a sleek, modern bathroom featuring a WC, wash basin, and overhead shower.

Further benefits include modern electric heating, allocated off-street parking, and well-maintained communal areas.

With its desirable location, attractive presentation, and excellent transport connections, this apartment represents a fantastic opportunity for a wide range of buyers.

For more information and to arrange a viewing, please contact our team on 0191 236 2070, who will be happy to assist.

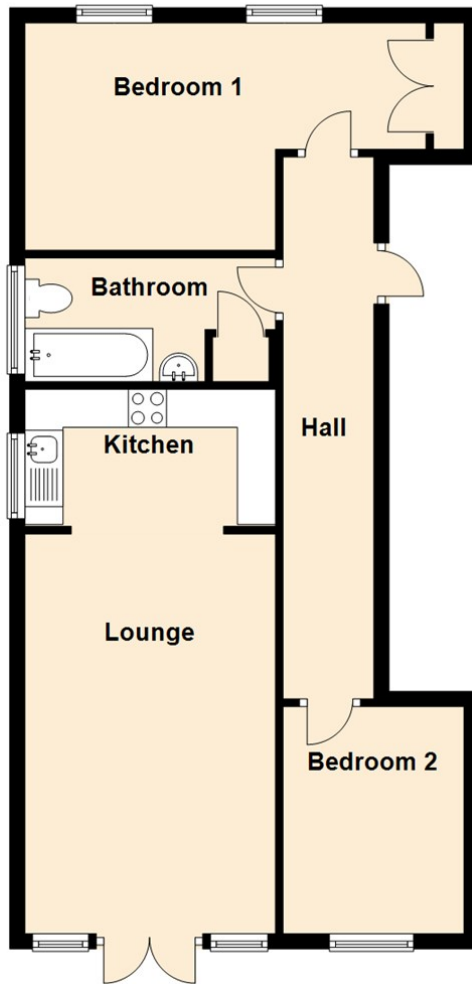
Tenure

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

Council Tax Band: A



First Floor



The difference between house and home


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Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.

Energy Efficiency Rating

| | Current | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 83 | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |

Contact Us: 0191 236 2070



www.janforsterestates.com

