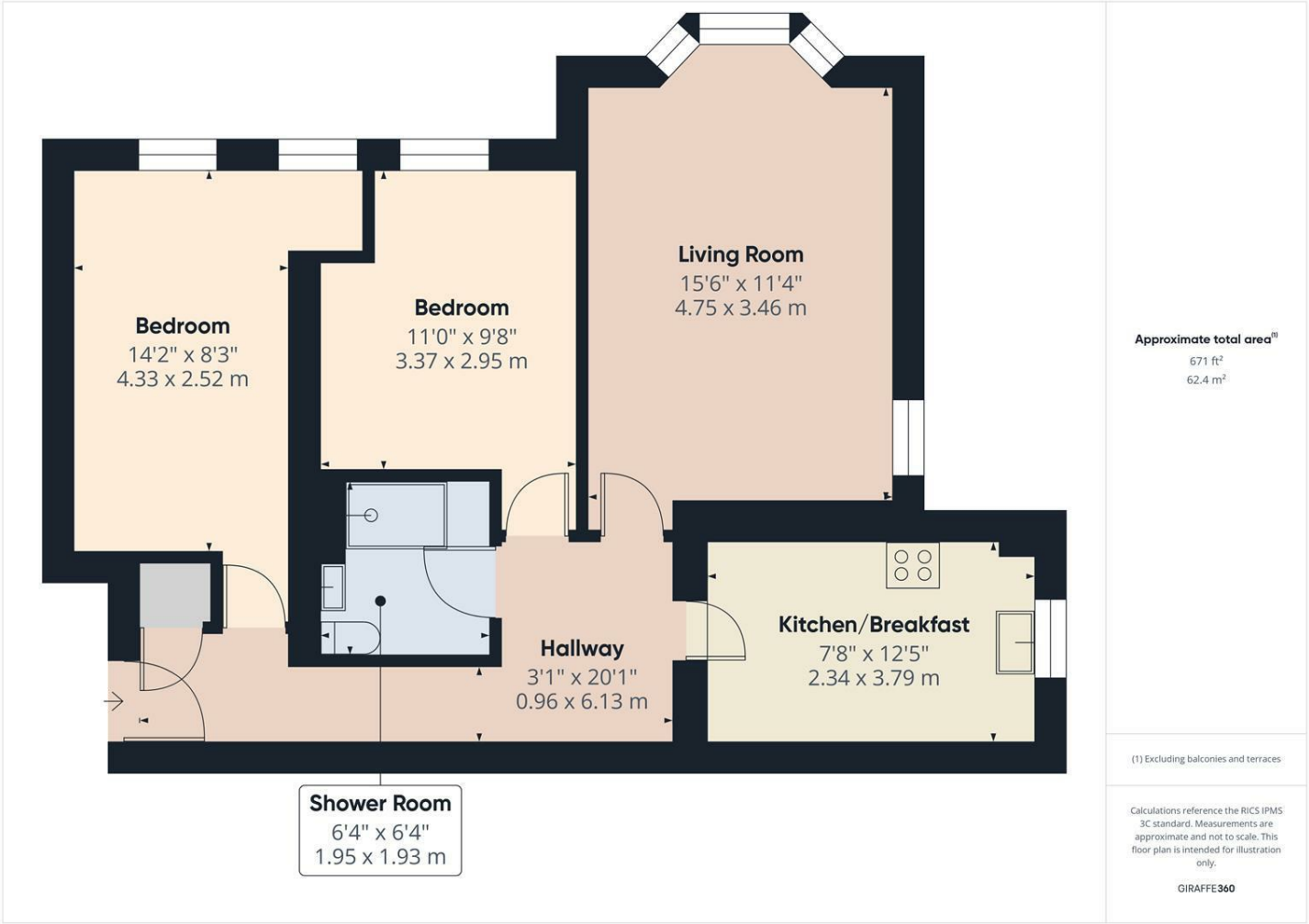




St Aidans Court, Tynemouth



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



Important Information
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £195,000

Description

BEAUTIFULLY PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT WITH A GARAGE SITUATED WITHIN THIS SOUGHT AFTER DEVLOPEMENT IN TYNEMOUTH CLOSE TO NORTHUMBERLAND PARK

We are delighted to welcome to the market this spacious and beautifully presented two bedroom apartment which has been recently redecorated with newly fitted carpets. Boasting good sized accommodation, garage and use of a lift.

Briefly comprising: Secure communal entrance with stairs and a lift to all floors. The welcoming private hallway gives access to all rooms which includes a bright and airy living room, boasting a dual aspect with a bay window to the front and a feature fireplace housing an electric fire. The well equipped kitchen/breakfast room has a good range of fitted wall and base units including an integrated gas hob, electric oven, extractor fan, washing machine and space for a fridge/freezer.

There are two double bedrooms which both benefit from fitted wardrobes providing additional storage. The shower room comprises a step in shower, fitted vanity unit housing a hand basin and W.C. and a heated towel rail.

Externally there are well maintained communal gardens and a garage.

The property is a short walk in to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach. Tynemouth Golf Club is a few minutes walk away as is the newly regenerated Northumberland Park ideal for pleasant walks.

Secure Communal Entrance

Private Hallway

Living Room
15'7" x 11'4"

Kitchen/Breakfast
12'5" x 7'8"

Bedroom One
14'2" x 8'3"

Bedroom Two
11'0" x 9'8"

Shower Room
6'4" x 6'3"

Externally

There are well maintained communal gardens and a garage.

Tenure

Leasehold

