





2



1



2

- Popular Location
- Third Floor
- En Suite
- Electric Heating
- Leasehold
- Close To Amenities
- Two Bedrooms
- Double Glazing
- Council Tax Band *D*
- Viewing Recommended





** Video Tour on our YouTube Channel | <https://youtu.be/cIZoJ7dHRoA>
**

Jan Forster Estates are delighted to offer for sale with no upper chain this modern two bedroom third floor apartment located within the popular Lime Square development.

The property is in a great location, close to excellent amenities and transport links, and will appeal to a variety of buyers.

Internally the apartment briefly comprises; entrance hallway, bright and airy open plan lounge- kitchen with fitted units, integrated oven and hob, and a balcony; spacious main bedroom with an en-suite, second bedroom and a modern bathroom. The property further benefits from double glazing and electric heating. Externally there is secure underground allocated parking.

Early viewings come highly recommended. For more information please call our Gosforth branch on 0191 236 2070.



Tenure

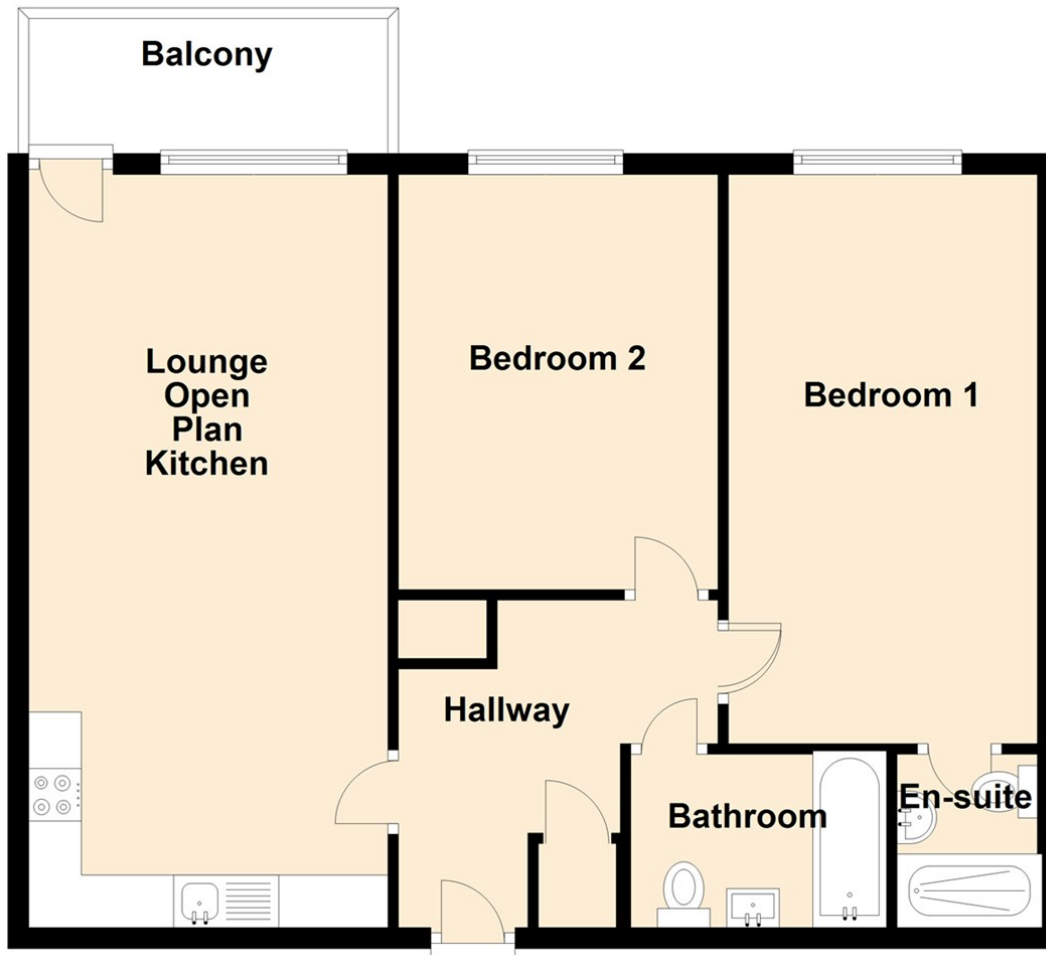
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band *D*.

Third Floor



Lounge Kitchen 11'2" x 23'5" (3.42 x 7.16)

Bedroom One 9'8" x 16'8" (2.96 x 5.10)

Bedroom Two 13'0" x 10'2" (3.97 x 3.10)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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

