

Accommodation

Ground Floor

Communal Entrance Hall  
with entryphone and stairs to the  
upper floor

Second Floor

Inner Hallway

central heating radiator, built in  
cloaks cupboard, loft access

Living Room (front) 14' 9" x 13' 2"  
(4.49m x 4.01m)

two central heating radiators, two  
upvc double glazed windows, TV  
point

Kitchen (rear) 9' 7" x 6' 10" (2.92m x  
2.08m)

well fitted with wall and floor units  
incorporating a built in gas hob with  
extractor hood, electric oven,  
integrated fridge/freezer, washer  
dryer and dishwasher, cupboard  
housing the central heating boiler

Bedroom One (front) 10' 9" x 10' 0"  
plus recess (3.27m x 3.05m)  
central heating radiator, upvc double  
glazed window

En-Suite Shower Room/w.c.  
fitted with a double shower  
enclosure, pedestal wash hand basin,  
low level w.c., extractor fan, central  
heating radiator

Bedroom Two (rear) 11' 1" x 6' 9"  
(3.38m x 2.06m)  
central heating radiator, upvc double  
glazed window

Bathroom/w.c.  
fitted with a three piece suite of a  
panelled bath, pedestal wash hand  
basin and low level w.c., ceramic  
tiling around suite

External

a single allocated car parking space  
in a courtyard to the front of the  
property

Council Tax - Band B

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only.  
Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves  
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Second Floor Apartment

Two Bedrooms

En-Suite Shower Room

Well Fitted Kitchen

Allocated Car Parking Space

Excellent Order Throughout



\*\*\*\*\* A SPLENDID SECOND FLOOR APARTMENT SITUATED ON THIS POPULAR MODERN DEVELOPMENT\*\*\*\*\* close to a wide range of local amenities including shops, public transport, Shiremoor Metro station and good road links to nearby centres. The accommodation briefly comprises a communal entrance hall with stairs to the upper floor, inner hallway, a spacious living room with a fully fitted kitchen off, two bedrooms, en-suite shower room and the main bathroom/w.c. The property has an allocated car parking space and it benefits from gas central heating together with upvc double glazing. It offers a good standard of decoration and fittings generally throughout and should appeal to those that view.

