

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 and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.



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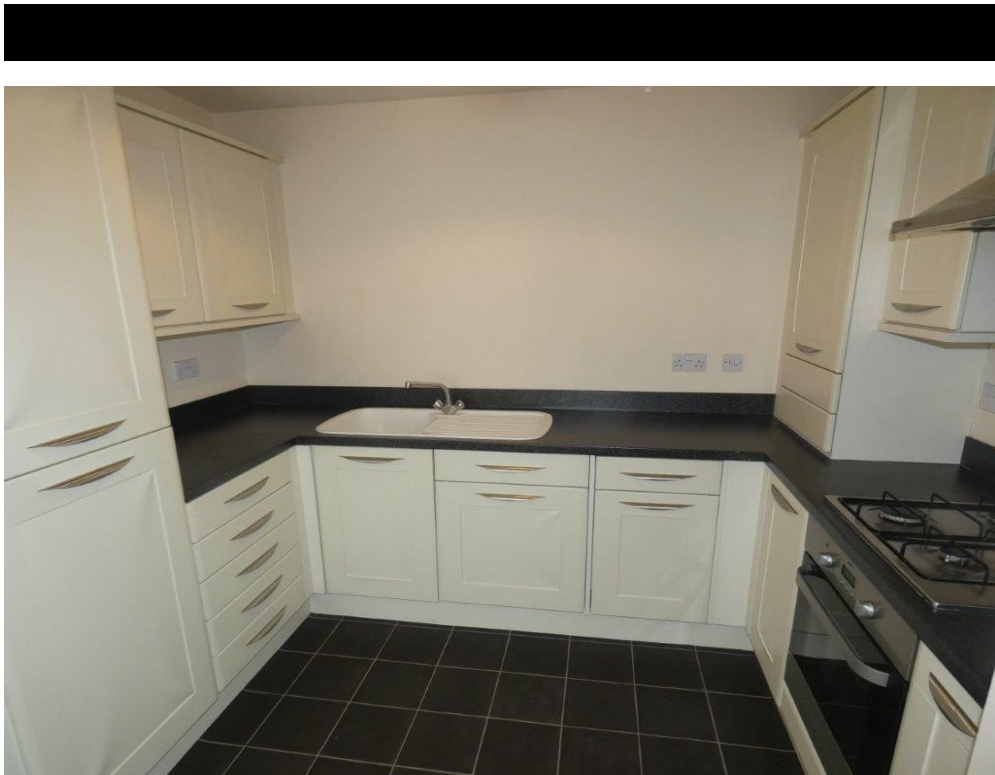
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Second Floor Apartment

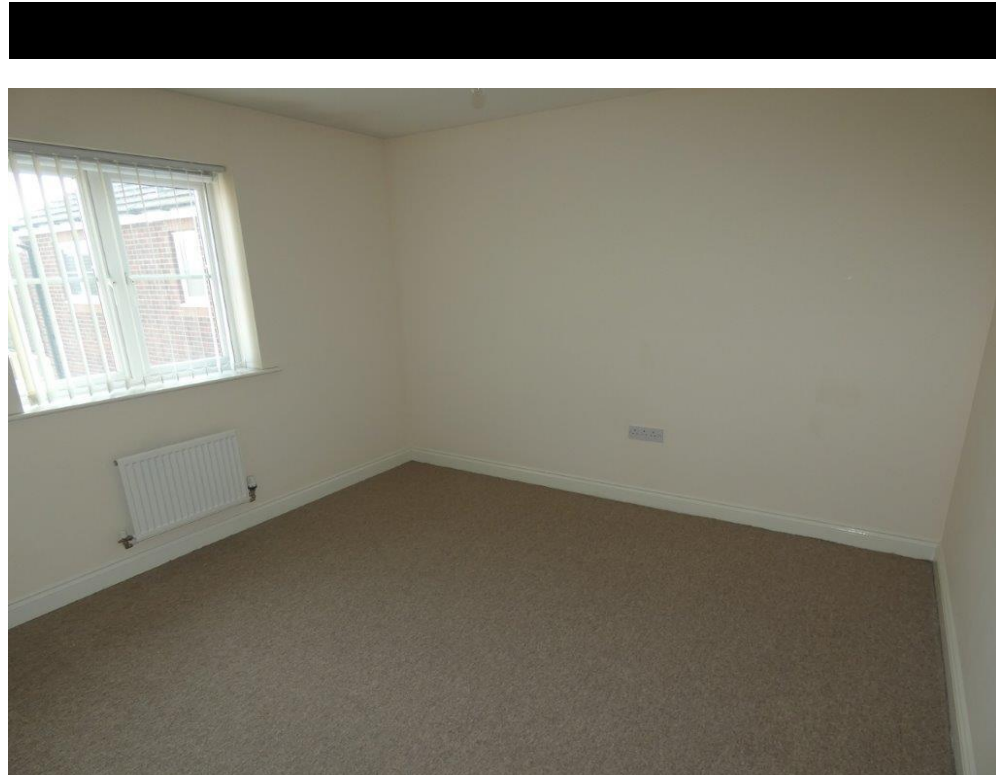
Two Bedrooms

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.

