



 **Jan Forster**

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Kirkwood Drive | Kanton | Newcastle Upon Tyne | NE3 3AU

Offers Over £55,000



- Top Floor Flat
- Two Bedrooms
- Communal Gardens
- Local Facilities
- Leasehold Interest
- No Upper Chain
- Resident Parking
- Popular Area
- Transport Links
- Council Tax Band: A





Jan Forster Estates present to the sale market this well-positioned top floor apartment, located on the ever-popular Kirkwood Drive in Kenton. Ideal for first-time buyers and investors alike, the property is offered for sale with the added advantage of no upper chain, ensuring a smooth and straightforward purchase.

This home is ideally situated with easy access to a wide range of local shops and amenities at both Kingston Park and Kenton Park shopping centres. Excellent transport links are close at hand, including regular bus services and the Metro, providing direct connections to Gosforth, Newcastle city centre and beyond. Newcastle International Airport and the A1 are also conveniently located nearby, making travel further afield effortless. For those who enjoy the outdoors, there are attractive green spaces within easy reach, perfect for walking, relaxing, and enjoying nature.

The accommodation briefly comprises a secure communal entrance leading to a welcoming hallway with a useful storage cupboard, a spacious lounge-diner providing access to the kitchen fitted with a range of wall and base units, two well-proportioned bedrooms, and a three-piece bathroom WC complete with a shower over the bath. Externally, there are communal gardens and parking for residents.

Early viewing is highly recommended. To book yours or for more information, please call our sales team on 0191 236 2070.

Tenure

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

Council Tax Band: A



Ground Floor



Lounge 13'6" x 10'9" (4.14 x 3.30)

Kitchen 8'7" x 6'2" (2.62 x 1.89)

Bedroom One 12'10" x 8'6" (3.92 x 2.61)

Bedroom Two 10'10" x 6'10" (3.32 x 2.10)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(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

