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- **Third Floor Apartment**
- **One Bedroom**
- **Great Rental Potential**
- **Sought After Location**
- **Leasehold**
- **No Onward Chain**
- **Garage in a Block**
- **Secure Entry System**
- **Brand New Over/Hob**
- **Council Tax Band A**





**** Video Tour on our YouTube Channel | https://youtu.be/PZP_0typJLg ****

NO ONWARD CHAIN | GARAGE IN A NEARBY BLOCK | THIRD FLOOR

Forming part of this purpose-built development, the opportunity to acquire this well presented top floor flat is now available. This would be an ideal property for the first time buyer, or a professional landlord looking for a buy to let.

The accommodation is available for immediate inspection and briefly comprises:- secured communal entrance hall, private hall with storage, bright and airy East facing lounge/diner, kitchen with fitted wall and floor units and a brand new cooker/hob, bathroom with shower over the bath and a double bedroom with built in store.

The property benefits from double glazing and is warmed with electric heating. Externally there is a single garage in a nearby block.

The property is in a great location with easy access to main travel links, the city centre and also a range of local amenities including local golf clubs and parks.

Interested parties are urged to arrange a prompt and essential internal viewing to assess how pleasant this property is and get a feel for its full potential. Please call our Gosforth sales team 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 *A*

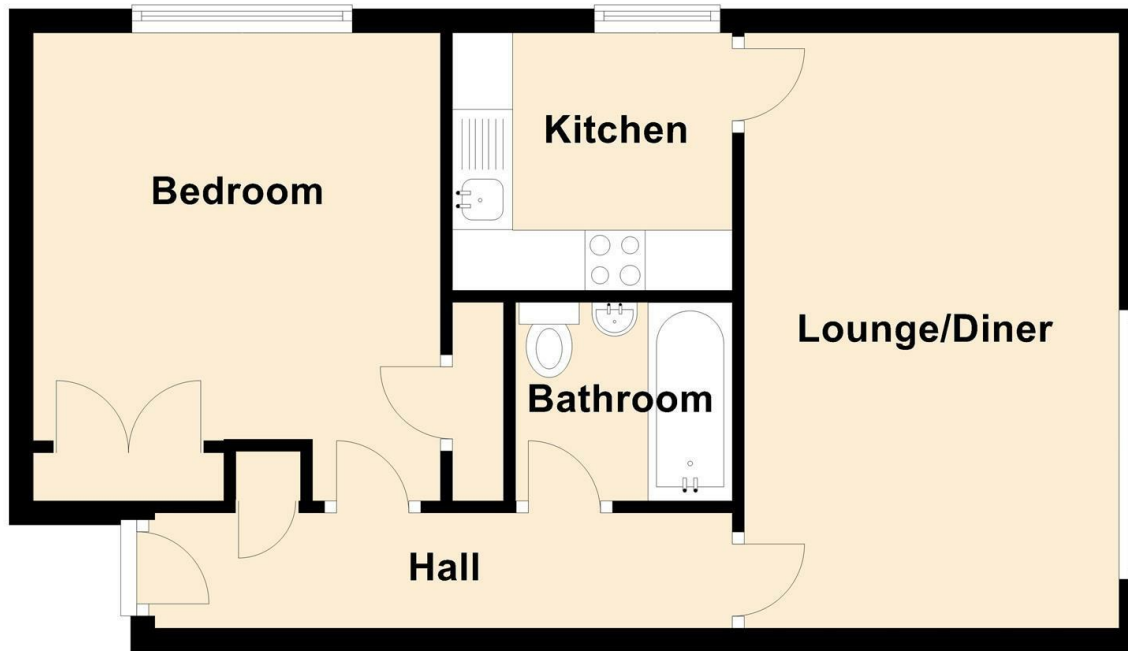



Lounge/Diner 10'5" x 16'2" (3.20 x 4.93)

Kitchen 7'1" x 7'10" (2.16 x 2.39)

Bedroom 9'10" x 12'10" (3.01 x 3.93)

Third Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

The difference between house and home

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