





- Leasehold
- Council Tax Band A
- Ground Floor
- No Upper Chain
- Spacious
- One Bedroom
- Local Amenities
- Transport Links
- First Time Buy
- Good Location





Offered for sale with no upper chain this spacious one bedroom ground floor flat must be viewed. The property is located in a popular residential area and it is close to excellent local amenities and transport links. Early viewings come highly recommended.

The flat briefly comprising; hallway, spacious lounge, kitchen with fitted units, one double bedroom with feature fireplace and a four piece bathroom WC. The property also benefits from gas central heating and double glazing. Externally, there is a private enclosed garden to the front and a yard to the rear.

For more information or to book your viewing please call our sales team on 0191 487 0800.

Tenure

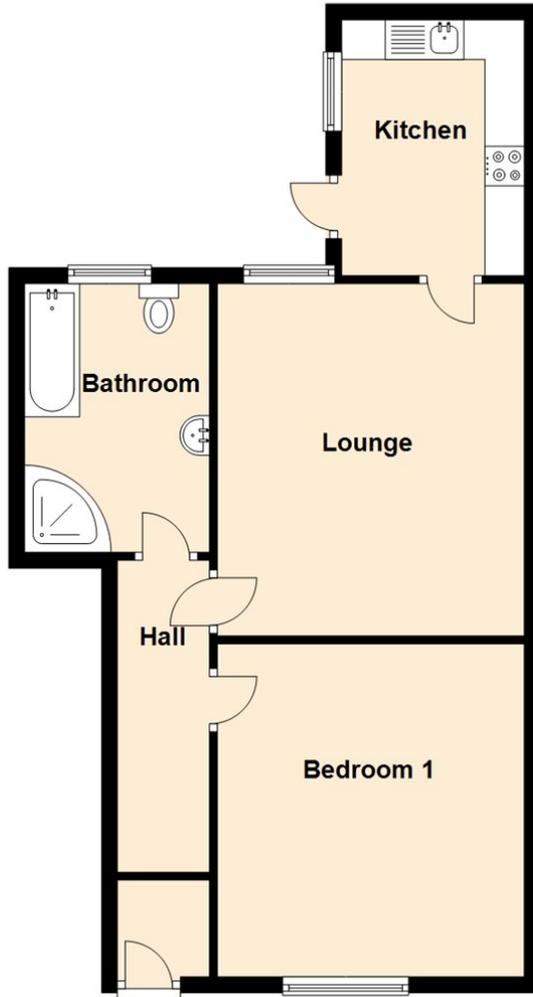
The agent understands the property to be leasehold. However, this should be confirmed with a licensed legal representative.

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*.

Ground Floor



- Lounge 14'6" x 13'0" (4.43 x 3.97)
- Kitchen 10'6" x 7'7" (3.22 x 2.32)
- Hallway 14'0" x 13'0" (4.28 x 3.97)
- Bedroom 13'9" x 13'9" (4.21 x 4.21)
- Bathroom 10'10" x 7'9" (3.32 x 2.38)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	74
England & Wales	EU Directive 2002/91/EC 	

Gosforth	0191 236 2070
Newcastle	0191 284 4050
High Heaton	0191 270 1122
Tynemouth	0191 257 2000
Low Fell	0191 487 0800
Property Management Centre	0191 236 2680



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