





- No Upper Chain
- Juliet Balcony
- Transport Links
- Communal Gardens
- Leasehold
- Top Floor
- Great Location
- Two Bedrooms
- Allocated Parking
- Council Tax band *A*





Offered for sale with no upper chain this two bedroom top floor apartment must be viewed. Located within St James Village, close to excellent amenities and transport links, the property will appeal to a variety of buyers.

The apartment briefly comprises:- communal entrance with stairs leading to the top floor, entrance hallway, lounge with Juliet balcony open plan to kitchen, two bedrooms and a bathroom. The property benefits from gas central heating and double glazing. Externally there are communal gardens and allocated parking.

For more information and to book a viewing please call 0191 487 0800.

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*.



Ground Floor



Lounge 17'3" x 11'11" (5.27 x 3.64)

Kitchen 11'11" x 6'7" (3.64 x 2.01)

Bedroom One 10'10" x 10'11" (3.31 x 3.34)

Bedroom Two 10'9" x 7'5" (3.29 x 2.28)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	80
England & Wales <small>EU Directive 2002/91/EC</small>		

The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



www.janforsterestates.com

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

