





- **Top Floor Apartment**
- **No Onward Chain**
- **Close to Local Amenities**
- **Video Tour Available**
- **Two Bedrooms**
- **Good Transport Links**
- **Council Tax Band *A***
- **MUST BE VIEWED**





**** Video Tour on our YouTube Channel | <https://youtu.be/i3YeOq3nETw> ****

Jan Forster Estates are delighted to welcome to the market this bright and spacious top floor flat with open views that will appeal to a variety of buyers including first time buyers and buy-to-let investors alike.

The property is within walking distance to Gosforth High Street and has excellent transport links nearby; Metro station (airport line) around a 5 minute walk; frequent buses to Gosforth and the city centre, and within easy access to A1 and Kingston Park retail park.

This bright and comfortable second floor flat enjoys some amazing views. Briefly comprising:- communal entrance, private hallway with storage cupboard, lounge/diner, kitchen with fitted wall and floor units, two bedrooms; both with fitted wardrobes, and a bathroom WC with shower over the bath. The property also benefits from double glazing and electric heating.

The building itself sits within an enclosed grassed area, is well maintained and has secure access via the intercom entry.

For more information and to book a viewing, please call our team on 0191 236 2070.

Tenure

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

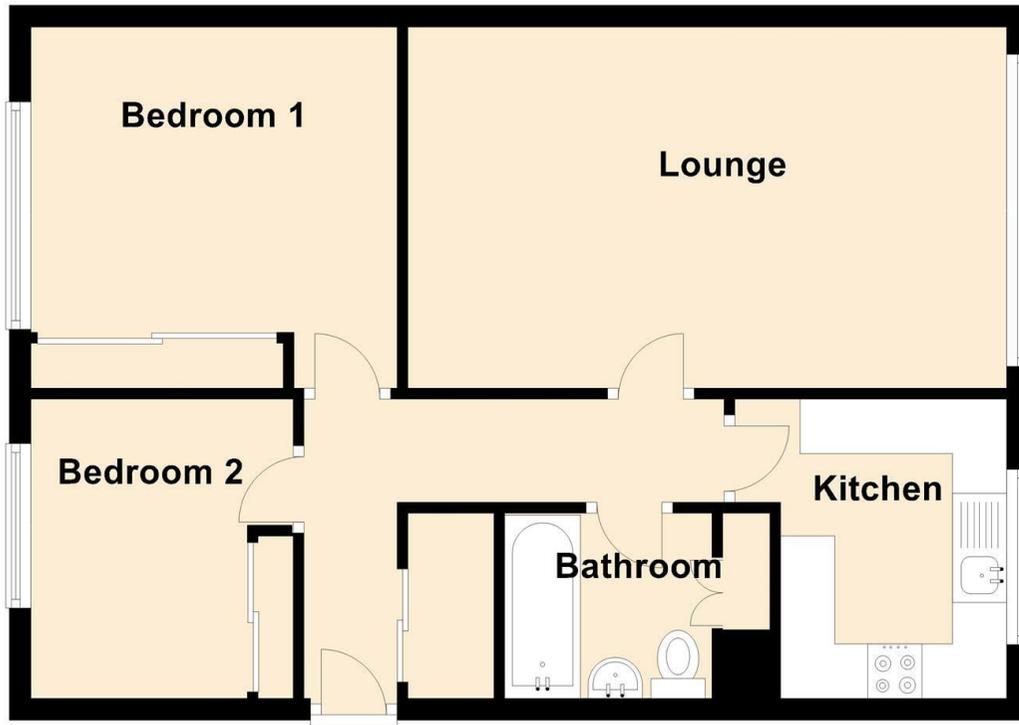
Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.

Council Tax band *A*



Second Floor



Lounge 18'11" x 10'9" (5.77 x 3.29)

Kitchen 8'11" x 6'10" (2.74 x 2.09)

Bedroom One 10'9" x 11'1" (3.30 x 3.39)

Bedroom Two 7'10" x 8'8" (2.40 x 2.65)

| Energy Efficiency Rating | | |
|--|-----------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | | |
| (39-54) E | 40 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

The difference between house and home

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