





- One Bedroom
- Communal Gardens
- Great Location
- A Must View
- Council Tax \*A\*
- Ground Floor
- Metro Near By
- Modern Living
- Leasehold Property





**\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/gRQtA7tZvfk> \*\***

### **ONE BEDROOM | GROUND FLOOR | SOUGHT AFTER LOCATION**

Jan Forster Estates are delighted to welcome to the market this one bedroom ground floor apartment in the exclusive Hunters Court within South Gosforth.

Immaculately presented, this property will appeal to a range of buyers, within easy access to local amenities & facilities as well as being convenient for The Freeman Hospital, Ministry and access to Newcastle City Centre. Public transport links & trunk roads offer access across the region.

Briefly comprising:- entrance lobby with storage, open plan lounge kitchen with breakfast bar, a double bedroom with built-in wardrobe and bathroom with shower over the bath. Externally, the property boasts a beautifully kept communal gardens. There is also a garage located within a nearby block.

For more information please call our Gosforth team on 0191 236 2070.

#### **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



## The difference between house and home

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Lounge Kitchen Diner 15'10" x 16'4" (4.85 x 5.00)

Bedroom One 10'10" x 10'10" (3.32 x 3.32)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Gosforth	0191 236 2070
Newcastle	0191 284 4050
Forest Hall	0191 605 3134
High Heaton	0191 270 1122
Low Fell	0191 487 0800
Tynemouth	0191 257 2000
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Property Management Centre	0191 236 2680



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