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- Sought After Location
- City Living
- Second Floor Apartment
- One Double Bedroom
- Open Plan Lounge/Kitchen
- Close to all Amenities
- Short Walk to Quayside
- Viewing Recommended





**** Video Tour on our YouTube Channel |
<https://youtu.be/LNwleWG9pZc> ****

Situated within minutes walk of the River Tyne and the wide range of amenities that Newcastle City centre has to offer, this one bedroom flat located in the popular Pandongate House is sure to impress.

With communal access and a lift and stairs to all levels the second floor flat briefly comprises:- contemporary open plan lounge/kitchen with an exposed brick feature wall, fitted units and an integrated oven and hob. There is also a double bedroom and a three piece bathroom with shower over the bath. Externally there is a communal courtyard.

We anticipate a high level of interest in this property which is ideal for professionals and young couples in particular. For more information and to book your viewing please call us on 0191 236 2070.

Tenure

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

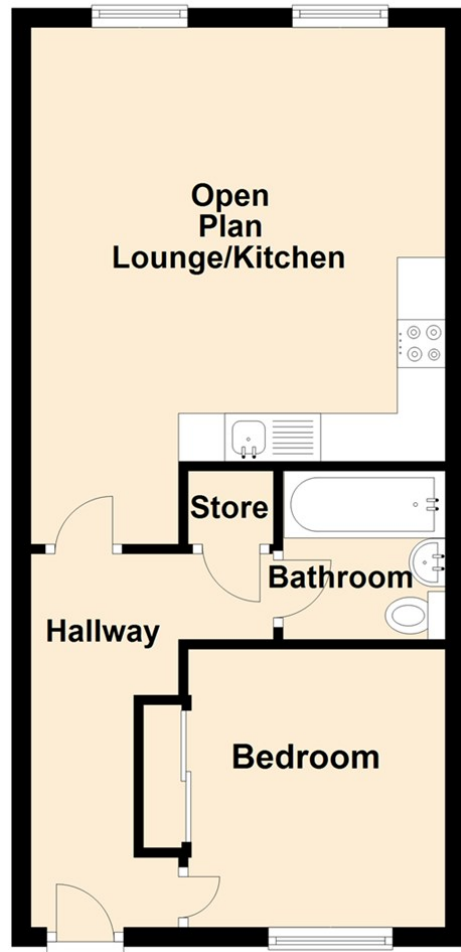
Covid-19 Viewing Guidelines

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 *C*



Second Floor



The difference between house and home

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Lounge/Kitchen 14'7" x 17'8" (4.47 x 5.41)

Bedroom 8'9" x 9'6" (2.67 x 2.92)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	79
(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
 Whitley Bay 0191 251 3000
 Property Management Centre 0191 236 2680



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