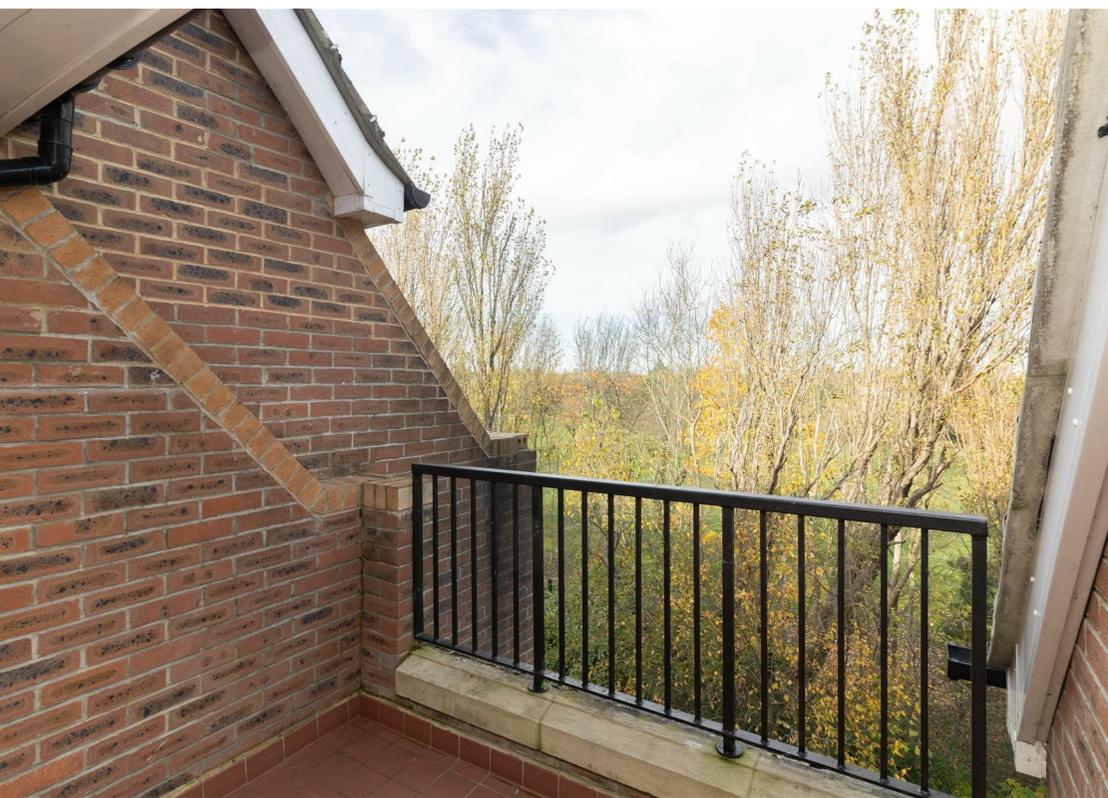






- For Sale by Modern Auction
- Subject to Reserve Price
- The Modern Method of Auction
- Leasehold
- Viewing Recommended
- T & C's Apply
- Buyers Fees Apply
- Communal Gardens
- Council Tax Band \*C\*
- Call For More Information





## TOP FLOOR APARTMENT

For sale by Modern Method of Auction: Starting Bid Price £130,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold

This well-presented, two-bedroom loft apartment with a balcony overlooking the golf course is pleasantly positioned within Highbridge - an exclusive development in Gosforth.

The location is within easy reach of a wealth of local amenities including local shopping and leisure facilities along with excellent transport links.

The property is accessed via a communal entrance with stairs to the top floor and briefly comprises: - private hallway, open plan lounge/dining room with a balcony, fitted kitchen with wall and floor units, and integrated oven and hob, main double bedroom with ensuite and a fitted wardrobe, a further double bedroom and a modern, tiled bathroom/w.c. The property further benefits from gas central heating, double glazing and ample storage including a large coat cupboard off the main hallway.

Externally the property boasts beautiful well-kept communal gardens and allocated parking.

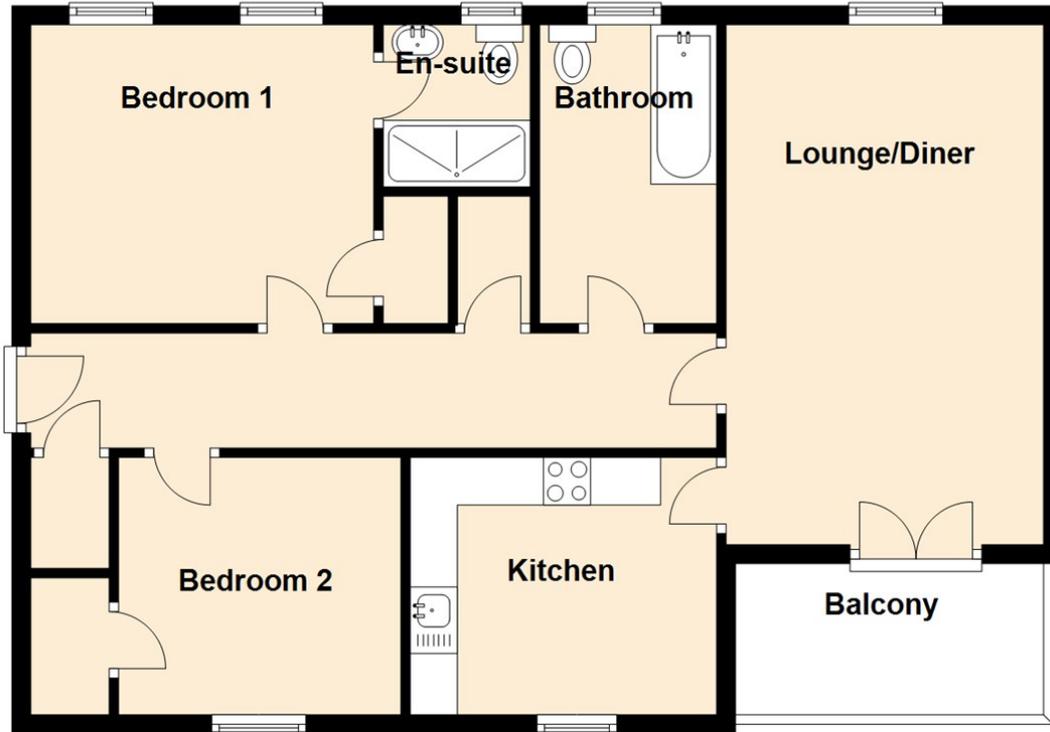
We anticipate a high level of interest in this property therefore early viewing comes highly recommended. For more information, please call our Gosforth team on 0191 236 2070.

### Tenure

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

Council Tax band \*C\*

## Top Floor



Lounge 17'9" x 13'3" (5.42 x 4.05)

Kitchen 11'0" x 9'9" (3.36 x 2.99)

Bedroom One 10'1" x 11'10" (3.09 x 3.61)

Bedroom Two 9'11" x 10'4" (3.03 x 3.15)

Auctioneer's Comments

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

## The difference between house and home

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