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- Second Floor Apartment
- Ample Storage
- Close To Local Amenities
- Sought After Location
- Two Bedrooms
- Garage
- Good Transport Links
- Video Tour Available





** Video Tour on our YouTube Channel |
https://youtu.be/lgz_q6PZS_A **

Jan Forster Estates are pleased to welcome to the market this second floor apartment in the leafy Wyncote Court. Situated in the popular location of Jesmond Park East, close to local amenities, transport links, Paddy Freeman's Park, Jesmond Dene, and Newcastle Freeman Hospital.

The property briefly comprises:- Communal entrance, private hallway with store cupboard, bright and airy lounge, kitchen with fitted wall and floor units and integrated oven and hob, two double bedrooms; bedroom one with built-in wardrobes, and a three piece bathroom WC with shower over the bath. The property also boasts, double glazing, ample storage and a garage.

This property is ideal for first-time buyers, downsizers, or buy-to-let investors alike and we anticipate an extremely high level of viewings. For more information and to book your viewing, please call our High Heaton sales team on 0191 270 1122.

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 *C*



Second Floor



Lounge 18'1" x 12'1" (5.53 x 3.70)

Kitchen 8'3" x 12'1" (2.52 x 3.69)

Bedroom One 14'11" x 10'2" (4.57 x 3.12)

Bedroom Two 9'11" x 8'0" (3.03 x 2.46)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	53	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

The difference between house and home

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