







2



1



1

- Top Floor
- Two Double Bedrooms
- Great Rental Potential
- Secure Entry System
- Council Tax Band \*A\*
- No Onward Chain
- Garage in a Block
- Must Be Viewed
- Leasehold





## TOP FLOOR | GARAGE IN A NEARBY BLOCK | GREAT RENTAL POTENTIAL

Forming part of this purpose-built development, the opportunity to acquire this well presented top floor flat is now available with a long lease, garage & secure entry system. This would be an ideal property for the first time buyer, or a professional landlord looking for a buy to let.

The accommodation is available for immediate inspection and briefly comprises:- secured communal entrance hall, bright and airy lounge/diner, kitchen with fitted wall and floor units, bathroom with shower over the bath and two double bedrooms; bedroom one with built-in store.

The property benefits from double glazing and is warmed with electric heating. Externally there is a single garage in a nearby block.

The property is in a great location with easy access to main travel links, the city centre and also a range of local amenities including local golf clubs and parks.

Interested parties are urged to arrange a prompt and essential internal viewing to assess how pleasant this property is and get a feel for its full potential. Please call our Gosforth sales 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 Guidelines

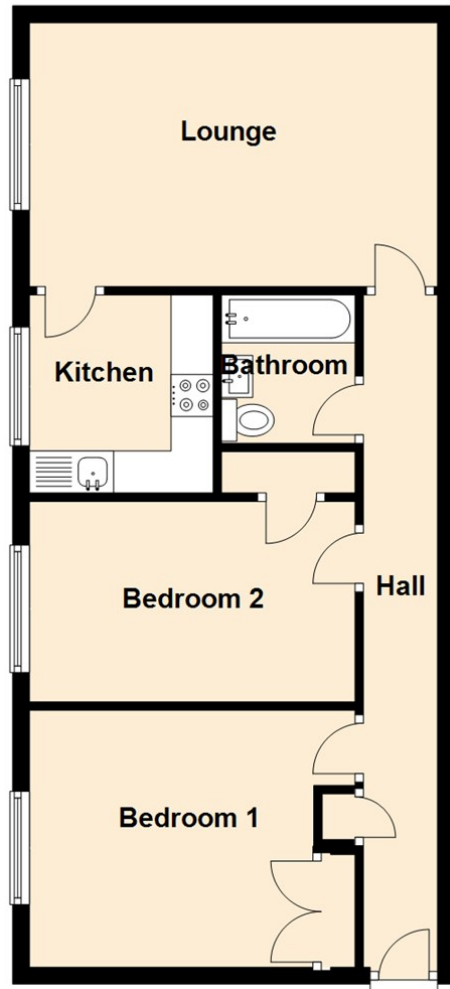
Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band \*A\*



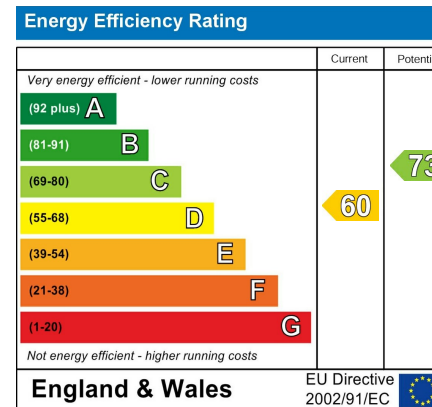


## Top Floor



## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



[www.janforsterestates.com](http://www.janforsterestates.com)

