





- No Upper Chain
- Close to Amenities
- Council Tax Band *A*
- Gas Central Heating
- Viewing Recommended
- Ideal First Time Buy
- Transport Links Nearby
- Leasehold
- Double Glazing





**** Video Tour on our YouTube Channel |
https://youtu.be/n6_ejImbipE ****

Offered for sale with the benefit of no upper chain, this well presented two bedroom first floor apartment is sure to impress and would make an ideal first time buy.

The property is conveniently located for access to a wide range of amenities and excellent transport links to Newcastle city centre, The Team Valley Trading Estate and Metrocentre, and is also within walking distance to Gateshead Stadium Metro Station.

Internally the property briefly comprises:- communal entrance, hallway with storage, bright and airy lounge, modern kitchen with fitted units and integrated oven and hob, bathroom WC with three piece suite, and two double bedrooms. The property further benefits from gas central heating and double glazing. Externally there are communal gardens to the front and there is a communal area to the rear.

For more information and to book a viewing please call our Low Fell branch on 0191 487 0800.

COVID-19 Guidelines

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

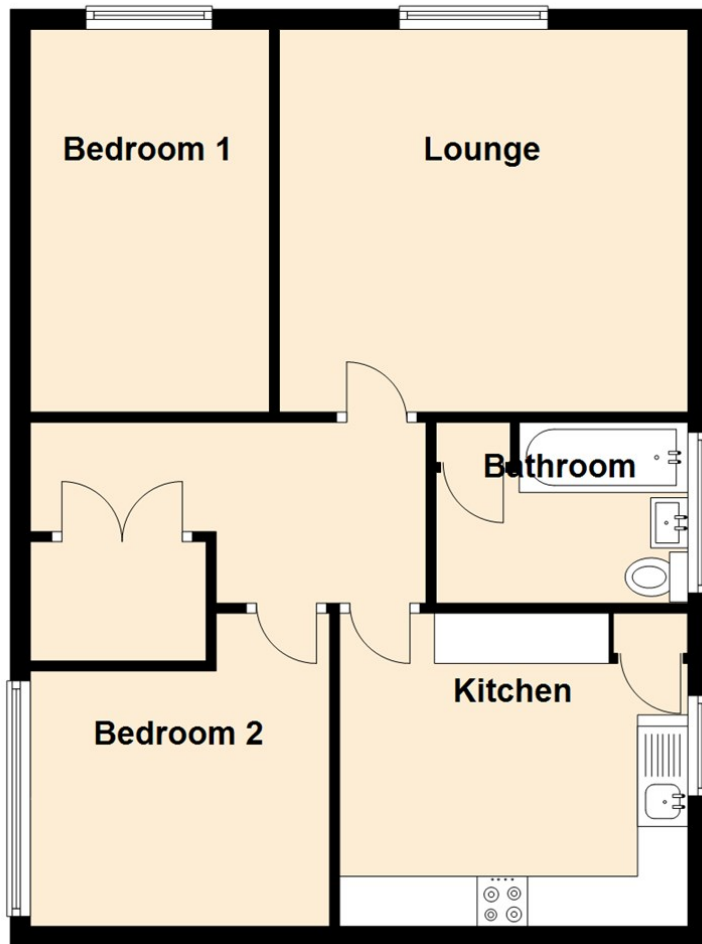
Tenure

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

Council Tax band *D*.



Ground Floor



The difference between house and home


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Lounge 13'4" x 12'5" (4.08 x 3.80)

Kitchen 10'3" x 11'4" (3.13 x 3.46)

Bedroom One 7'9" x 12'5" (2.37 x 3.79)

Bedroom Two 10'3" x 9'1" (3.14 x 2.79)

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

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High Heaton

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Low Fell

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