







- Popular Location
- Two Double Bedrooms
- Garage and Parking Space
- Immaculate Throughout
- En Suite Facility
- First Floor Apartment
- Tenanted Until Feb 2024
- No Onward Chain
- Open Plan Living
- Council Tax Band \*A\*







## INVESTMENT OPORTUNITY | TWO DOUBLE BEDROOMS | EN SUITE | GARAGE

This contemporary and stylish first floor apartment is situated on a popular City Edge estate in Blakelaw. City Edge is only a short drive from Newcastle city centre and provides great access to the Central Motorway, A1, and an abundance of public transport and local amenities. The high quality homes are perfect for those looking for more space for their family to grow. You can enjoy green open-space walks at Newcastle Town Moor, just five minutes from your doorstep or explore hiking trails and a play area at Exhibition Park – perfect for a family day out.

The property briefly comprises:- entrance hall with garage access and stairs to the first floor, open plan living room and kitchen spanning the depth of the property with fitted units, integrated appliances and dual aspect windows. There are two generous double bedrooms; bedroom one with an en suite facility, and there is also a modern bathroom WC with three piece suite.

The property benefits from an integrated garage, private parking space, double glazing and gas central heating. Rowan Way is sold with a tenant in situ until February 2024 and currently generates a yearly income of £9360 (£780pcm).

For more information and to book a viewing please call our Gosforth branch on 0191 236 2070.

### Tenure

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

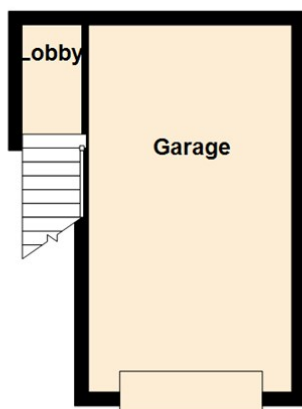
### COVID-19 Guidelines

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

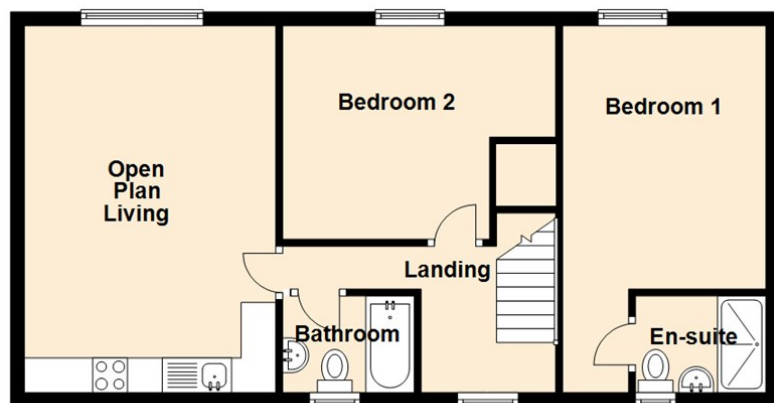
Council tax band \*A\*.



Ground Floor



First 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.

Lounge/Kitchen Diner 17'4" x 12'1" (5.29 x 3.69)

Bedroom One 17'0" max x 9'7" (5.19 max x 2.94)

Bedroom Two 8'6" x 12'3" (2.61 x 3.74)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>81</b>	
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

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.janforsterstates.com](http://www.janforsterstates.com)

