







2



1



1

- Popular Location
- Two Bedrooms
- Electric Heating
- Council Tax band \*A\*
- Fully Refurbished
- Ground Floor
- Close to Amenities
- Double Glazing
- Leasehold
- EPC Rating C





**\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/p9jrrsoHqwU> \*\***

Forming part of this purpose-built development, the opportunity to acquire this ground floor flat is now available. This would be an ideal property for the first time buyer, or a professional landlord looking for a buy to let.

Internally the property briefly comprises:- entrance hall with storage cupboard, bright and airy lounge/diner, kitchen with integrated oven and hob and fitted wall and floor units, two double bedrooms; the main with built-in storage and a modern bathroom with three piece suite and shower over the L- shaped bath.

The property further benefits from double glazing and is warmed with electric night storage heating.

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.

For more information and to book a viewing 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

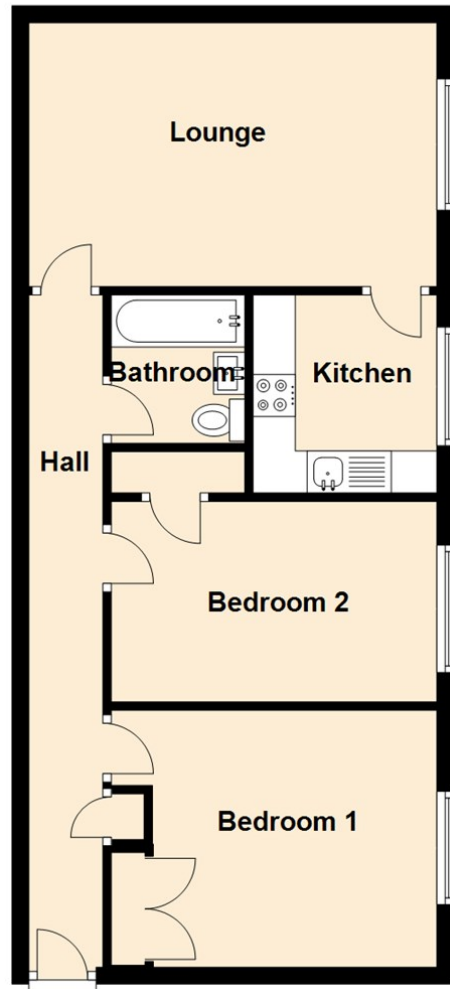
Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band \*A\*





## Ground Floor



## The difference between house and home

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

Lounge 10'3" x 16'0" (3.13 x 4.88)

Kitchen 7'8" x 6'11" (2.36 x 2.13)

Bedroom One 12'7" x 10'0" (3.85 x 3.05)

Bedroom Two 12'7" x 7'9" (3.85 x 2.37)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	73
(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

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Newcastle

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High Heaton

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Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680

