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- 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
- Extended Lease





## 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\*



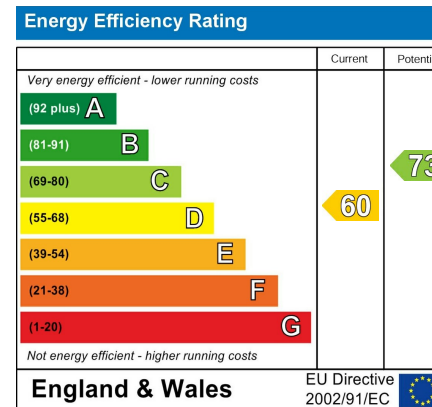


## Top Floor



## The difference between house and home

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