





- 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Gosforth

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Newcastle

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High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

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Property Management Centre

0191 236 2680



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