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- Popular Location
- Three Double Bedrooms
- Close to Amenities
- Viewing Recommended
- First Floor Flat
- Spacious Accommodation
- Metro Station Nearby
- Available end of May





**** Video Tour on our YouTube Channel |
<https://youtu.be/mJUF3rooN4Y> ****

Spacious three bedroom flat, Available end of May and offered unfurnished in Felling. Council Tax Band *A*.

Jan Forster Estates are delighted to offer to the rental market this bright and airy three bedroom first floor flat. The property is close to local amenities, with excellent transport links nearby and only a short walk to the Metro station.

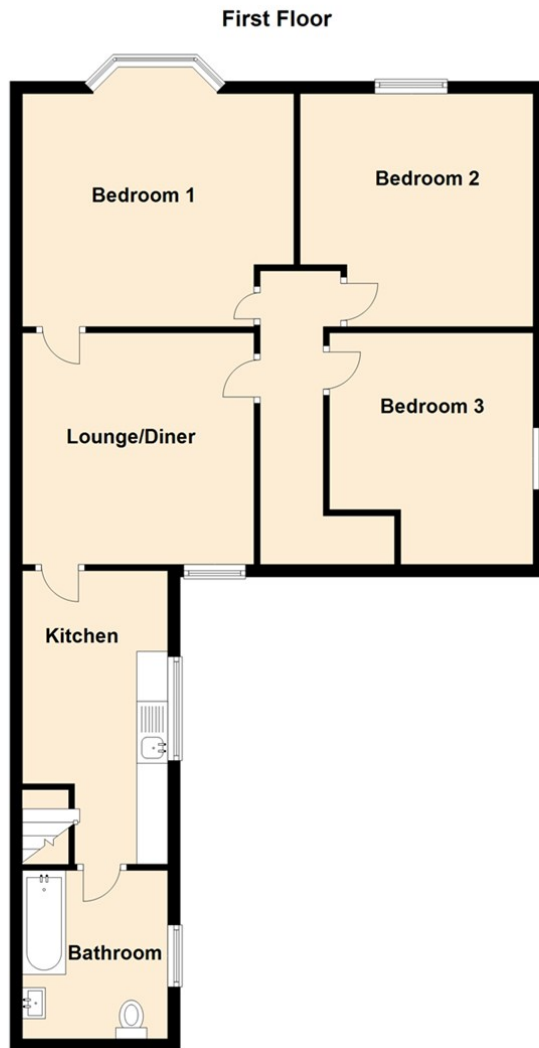
Benefiting from double glazing and gas central heating the property briefly comprises:- stairs to first floor landing, bright and airy lounge/dining room, modern kitchen with stair access out to the rear garden, three double bedrooms; the main with a bay window, and there is also a modern three piece bathroom.

Early viewings are recommended. For more information contact our Low fell office on 0191 487 0800.



Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.



The difference between house and home

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Lounge 13'1" x 12'6" (4.01 x 3.83)

Kitchen 15'7" x 7'10" (4.75 x 2.41)

Bedroom One 12'4" x 14'3" (3.77 x 4.35)

Bedroom Two 10'1" x 9'8" (3.08 x 2.95)

Bedroom Three 11'9" x 12'5" (3.60 x 3.80)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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Low Fell

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