





- **Second Floor Apartment**
- **Allocated Parking Bay**
- **Ample Storage**
- **Close To Local Amenities**
- **Video Tour Available**
- **Two Bedrooms**
- **Communal Gardens**
- **No Onward Chain**
- **Good Transport Links**
- **MUST BE VIEWED**





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/P6tFT0YEDkk> \*\*

Jan Forster Estates are pleased to present to the market this well presented apartment situated in the sought after Ashfield Mews, Wallsend. The property is close to a wealth of local amenities, good transport links and within close proximity to the Coast Road, giving easy access to Newcastle City Centre and the coast.

The second floor apartment benefits from no onward chain and briefly comprises:- communal hall, private entrance leading to two good sized bedrooms, three piece bathroom WC with shower over the bath, and spacious lounge and modern kitchen with fitted wall and floor units. The property has a number of storage solutions, an intercom entry system and also benefits from an allocated parking space.

We anticipate a high level of viewings on this property which must be seen to be appreciated, and will appeal to a wide variety of buyers including first time, buy to let investors and downsizers alike.

To book your viewing please contact our sales team on 0191 270 1122.

Tenure

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

Council Tax band \*A\*



## Second Floor



Lounge 14'1" x 15'0" (4.30 x 4.58)

Kitchen 8'9" x 8'7" (2.68 x 2.64)

Bedroom One 7'8" x 11'5" (2.34 x 3.49)

Bedroom Two 7'8" x 11'5" (2.34 x 3.49)

| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   | 78  | 79        |
| (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>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

## The difference between house and home

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