





- **First Floor Flat**
- **Two Bedrooms**
- **Gas Central Heating**
- **Desirable Area**
- **Transport Links**
- **Well-Presented**
- **Double Glazing**
- **Permit Parking**
- **Local Facilities**
- **Council Tax Band *A***





** Video Tour on our YouTube Channel | <https://youtu.be/6jtSmuo5eTs>
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FIRST FLOOR FLAT | TWO DOUBLE BEDROOMS | WELL-PRESENTED

Jan Forster Estates are delighted to welcome to the market this charming, two-bedroom, first floor flat is now available in the popular Bamburgh Walk, in Gosforth.

The property is well-placed for local schools, supermarkets, shops, and the metro station, with further amenities being offered on Gosforth High Street and Newcastle city centre.

The flat is accessed via a communal entrance with stairs to the first floor. Internally, the property briefly comprises: porch at front with spacious storage cupboard, bright and airy lounge, kitchen with wall and floor units, two double bedrooms, and a modern bathroom WC with shower over the bath. There is also a handy storage room accessed outside on the landing. The property also benefits from gas central heating and double glazing. There is permit parking to the front of the property and communal gardens.

For more information and to book your viewing please call our sales team on 0191 236 2070.

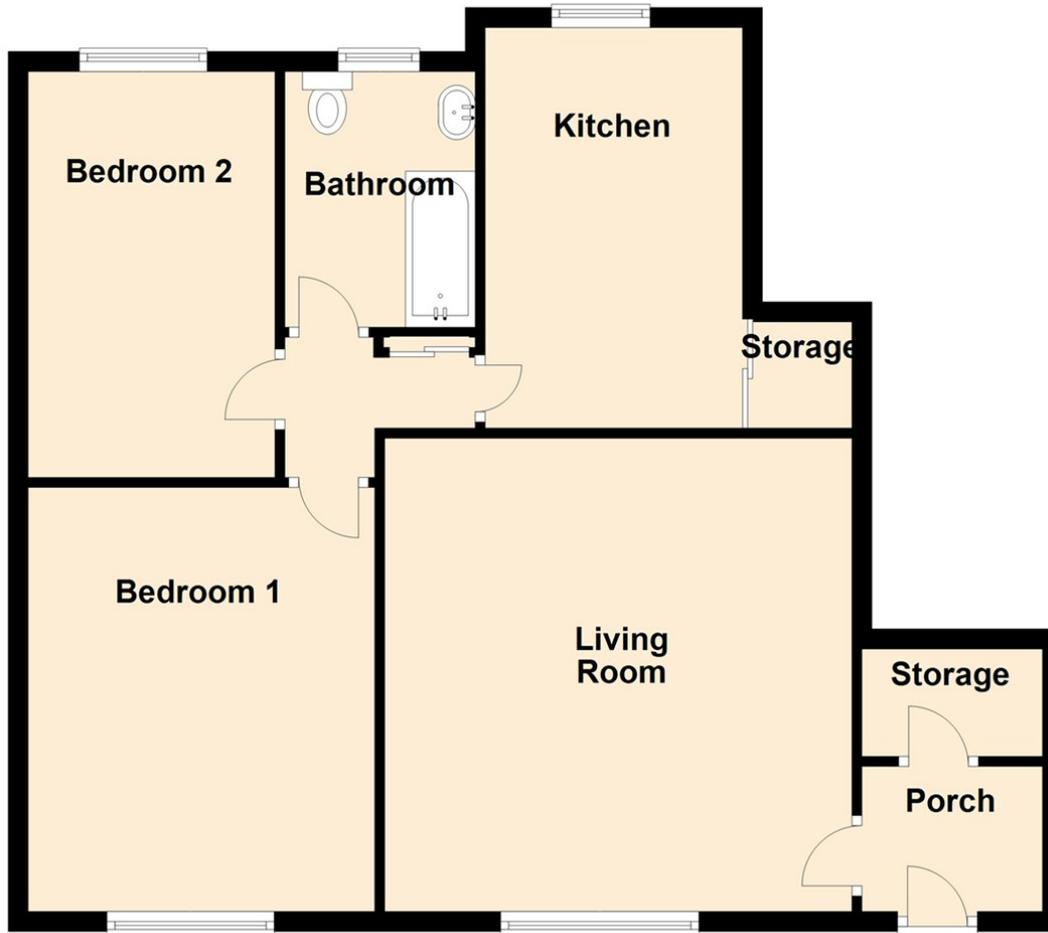
Tenure

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

Council Tax band *A*



Ground Floor



Lounge 15'5" x 15'5" (4.7 x 4.7)

Kitchen 12'9" x 6'9" (3.9 x 2.08)

Bedroom One 12'9" x 7'10" (3.9 x 2.4)

Bedroom Two 12'7" x 11'5" (3.85 x 3.5)

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

The difference between house and home

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