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- Top Floor Apartment
- Well-Presented
- Breakfasting Kitchen
- Garage in a Block
- Transport Links
- Sought-After Area
- Two Bedrooms
- Modern Shower Room
- Local Facilities
- Council Tax Band \*A\*







## DESIRABLE AREA | TWO BEDROOMS | NO UPPER CHAIN

Jan Forster Estates welcome to the market this top floor apartment in South Gosforth- a highly desirable residential area. The property is offered for sale with the benefit of no upper chain, and will appeal to a variety of buyers, including first time buyers and investors alike.

Situated in the sought-after suburb of Gosforth, this charming apartment enjoys a prime location just a short stroll from the vibrant Gosforth High Street. Here, you'll find an array of independent shops, cafes, and restaurants, as well as essential amenities such as supermarkets, pharmacies, and leisure venues, all contributing to the area's lively community atmosphere. Residents benefit from excellent public transport links, with easy access to both metro services and frequent bus routes providing direct connections to Newcastle city centre and beyond.

The property briefly comprises: entrance hallway, bright and airy lounge, breakfasting kitchen with top and floor units and a handy bar area, two double bedrooms and a modern shower room WC. Externally, there is a garage in a nearby block.

For more information and to book your viewing, 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.

Council Tax band \*A\*



## Top Floor



Lounge 16'1" x 10'3" (4.92 x 3.14)

Kitchen 8'0" x 7'0" (2.44 x 2.15)

Bedroom One 10'6" x 9'11" (3.21 x 3.04)

Bedroom Two 12'9" x 7'10" (3.89 x 2.40)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## The difference between house and home

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