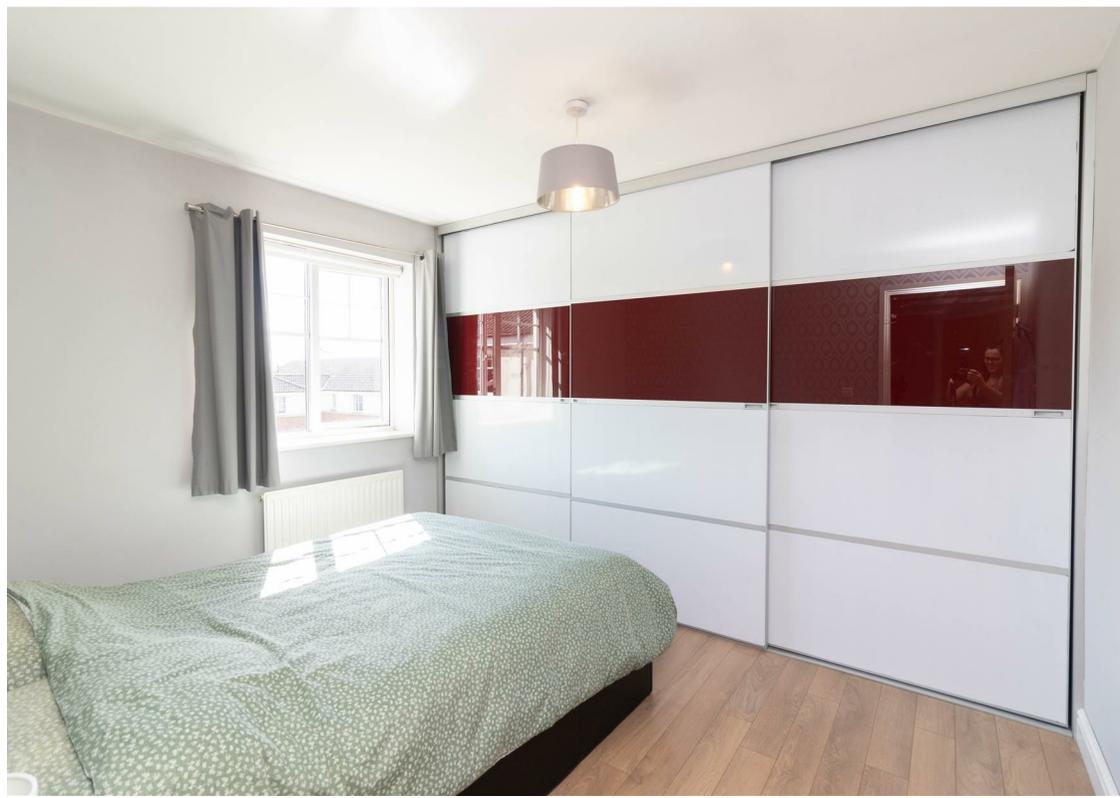






2 1 1

- Top Floor Flat
- Open Plan Living
- Allocated Parking
- Excellent Transport Links
- Leasehold
- Two Double Bedrooms
- Juliet Balcony
- Close To Amenities
- Council Tax Band \*A\*
- Call For More Information





**\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/Dt1gWMy9kcQ> \*\***

Jan Forster Estates welcome to the market this well presented two bedroom top floor apartment.

Located in the sought-after St. James Village development, this property offers the perfect blend of convenience and connectivity. Boasting excellent road links for effortless commuting, residents will benefit from quick access to major routes throughout the region. Also within easy walking distance of both the Gateshead Stadium Metro station and a nearby Aldi supermarket.

Internally the property is accessed via a communal entrance: - hallway with storage, open plan lounge kitchen dining area with a Juliet balcony and fitted wall and floor units, an integrated oven and hob and breakfast bar. There are two double bedrooms, the main with fitted wardrobes and a modern shower room WC with three piece suite. The property further benefits from gas central heating and double glazing. Externally there are communal gardens and allocated parking.

Early viewings come highly recommended. For more information and to book your viewing please call our team on 0131 236 2070.

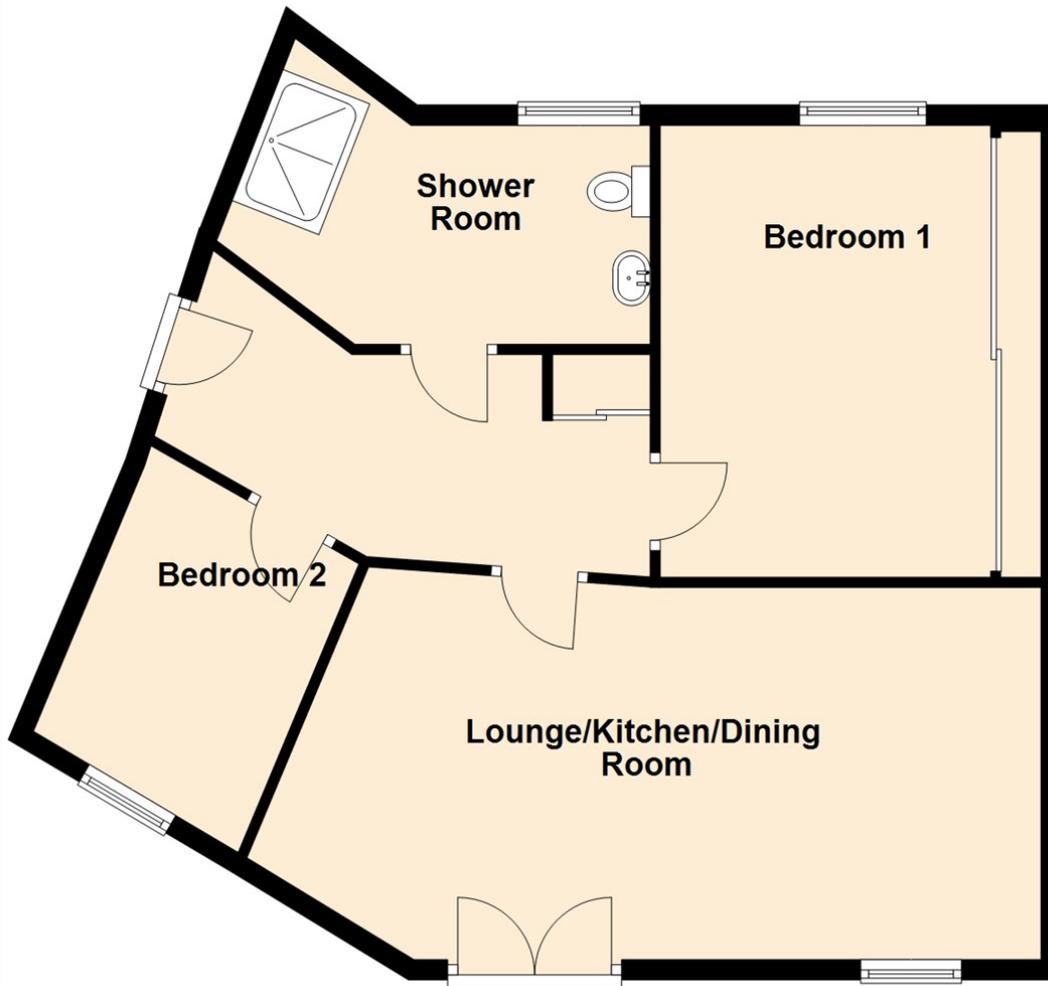
#### Tenure

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/Kitchen Dining Room 26'7" x 11'10" (8.12 x 3.63)

Bedroom One 11'0" x 10'11" (3.36 x 3.35)

Bedroom Two 10'10" x 7'1" (3.32 x 2.17)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(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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