





- **First Floor Apartment**
- **Well-Presented**
- **Popular Area**
- **No Upper Chain**
- **Two Bedrooms**
- **Juliet Balcony**
- **Allocated Parking**
- **Local Amenities**
- **Transport Links**
- **Council Tax Band *A***





Jan Forster Estates are delighted to offer for sale this well-presented two bedroom first floor apartment, situated in the popular area of St. James Village in Gateshead. The property is only a short walk to the metro station and offers easy access into Gateshead and Newcastle city centre. There are also a good range of local facilities nearby. This home will appeal to a variety of buyers, including first time buyers and investors alike.

The accommodation, which is offered with the benefit of no upper chain, briefly comprises:- bright and airy open plan lounge-kitchen-diner with Juliet balcony, fitted units and integrated oven and hob, two double bedrooms- the main one benefitting from a handy dressing area, and there is a modern bathroom WC with shower over the bath. Externally, there is allocated parking.

Internal viewings are highly recommended. To book yours or for more information, please, call 0191 487 0800.

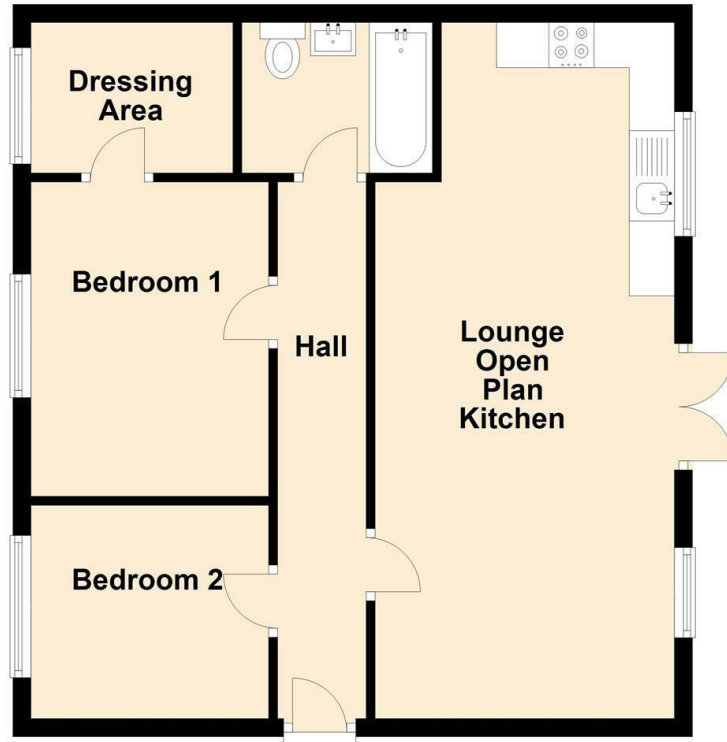
Tenure

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

Council Tax band *A*



First Floor



Open Plan Area 25'5" x 10'9" (7.75 x 3.28)

Bedroom One 12'3" x 8'7" (3.74 x 2.63)

Bedroom Two 8'7" x 7'8" (2.63 x 2.34)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(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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