





- Ground Floor Flat
- Sea Views
- Close To Amenities
- Council Tax Band *C*
- Call For More Information
- Sought After Location
- Two Bedrooms
- Leasehold
- Viewing Recommended





This delightful two-bedroom, ground floor flat is positioned on an exclusive street in Tynemouth and boasts one of the most sought-after views in Tynemouth overlooking the sea.

The bright and airy property is accessed via a secure communal entrance lobby and briefly comprises: - entrance hall with storage, bright and airy living room with a fantastic view of the front aspect and sea, a well-appointed kitchen with integrated oven and hob, two bedrooms and a shower room WC. Further benefits include gas central heating and double glazing.

Externally, there are stunning communal gardens to the front and there is on street parking on the secure gated private road to the front of the property, plus there is a small private garden and parking at the rear of property, for Priory Court residents only. There is also a single garage in a block to the rear.

This enviable location is only a short walk to the beach, and a fantastic variety of local amenities are within easy reach including cafes, bars and restaurants. The A1058 Coast Road is close by, so you have a direct route towards Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service. For the growing family the property is well positioned for access to very well-regarded schools.

We anticipate a high level of interest and early viewing is advised. For more information, please call our Tynemouth branch on 0191 257 2000.

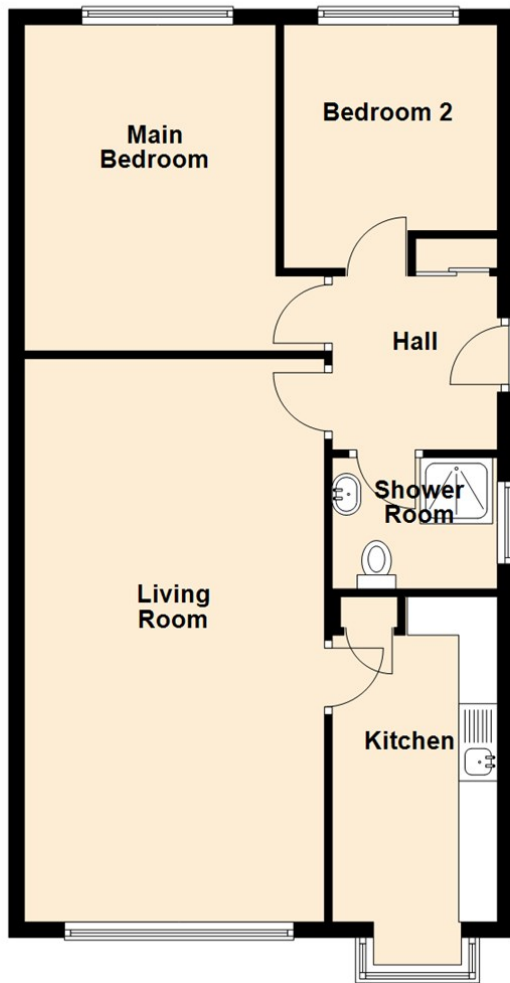
Tenure

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

Council Tax band *C*.



Ground Floor



Living Room 23'11" x 12'9" (7.30 x 3.89)

Kitchen 13'10" x 7'0" (4.22 x 2.14)

Main Bedroom 13'10" x 10'8" (4.23 x 3.26)

Bedroom Two 10'4" x 9'1" (3.16 x 2.77)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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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