







- No Upper Chain
- Allocated Parking
- Communal Gardens
- Popular Development
- Viewing Recommended
- Ground Floor
- Two Bedrooms
- Ideal First Time Buy
- Council Tax Band \*A\*
- Call For More Information





**\*\* Video Tour on Our YouTube Channel | <https://youtu.be/JVO1qx8biFk>**  
**\*\***

Offered for sale with no upper chain, this two double-bedroom ground floor apartment will appeal to a variety of buyers. One of the largest sized apartments within the building, the property is situated to the rear, offering privacy and with an outlook over maintained gardens.

Located within a popular residential development close to excellent local amenities and transport links early viewings come highly recommended.

Internally the apartment briefly comprises: - communal entrance hallway with secure intercom entry system and alarm, hallway, lounge diner, two double bedrooms, separate kitchen and bathroom with shower over the bath. The property benefits from electric heating and double glazing. Externally there are communal gardens, allocated parking and an external storage building with code entry system for additional storage space.

For more information and to arrange a viewing please call our sales team on 0191 236 1079.

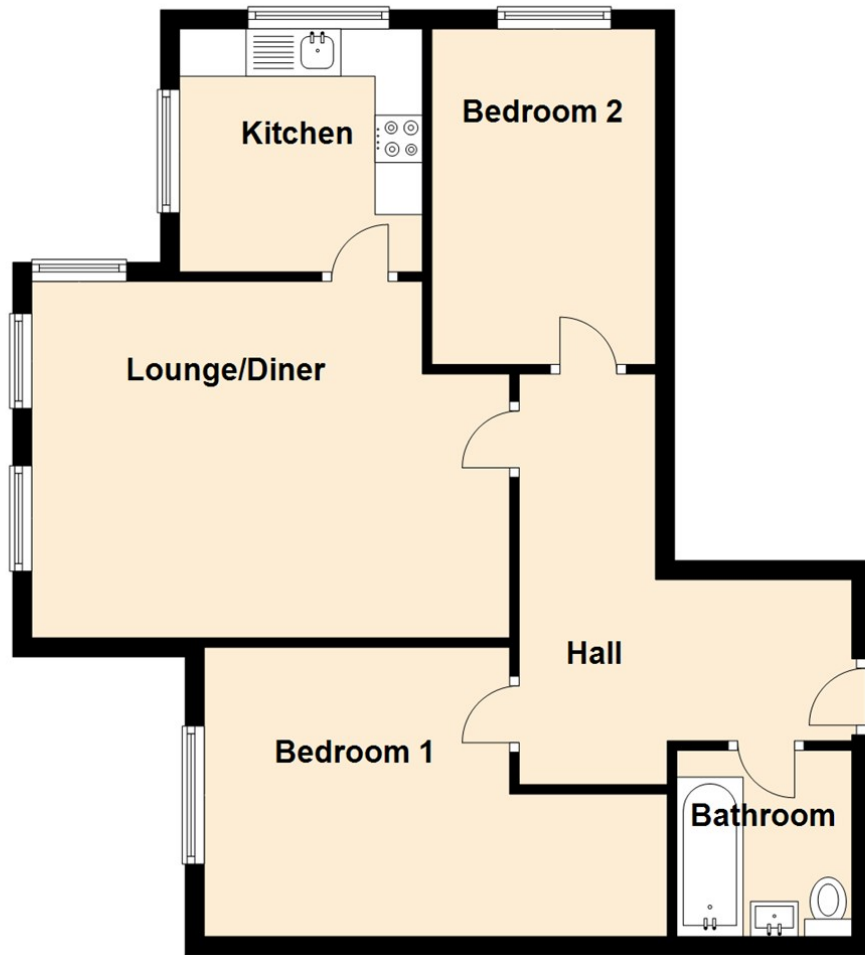
#### Tenure

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 Dining Room 16'6" x 12'4" (5.03 x 3.77)

Kitchen 8'3" x 7'7" (2.52 x 2.33)

Bedroom One 15'6" x 9'10" (4.74 x 3.02)

Bedroom Two 12'2" x 7'8" (3.72 x 2.34)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

## The difference between house and home

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