







2



1



1

- 50% Share with Karbon Homes
- Ground Floor
- Two Bedrooms
- En Suite Facility
- Close To Beach
- No Onward Chain
- Leasehold
- Council Tax Band \*B\*
- Viewing Essential
- Call For More Information







This charming, two-bedroom, ground floor flat is positioned in a great location, within walking distance to the sea front. Offered for sale with the benefit of no upper chain, this property is ideal for first time buyers.

The asking price of £55,000 represents a 50% share of the full market value of the property. The other part is owned by Karbon Homes. You will pay them £352.47pcm which covers Rent, Admin, Buildings Insurance and Service Charge and certain criteria must be met in order to qualify for the purchase.

Internally the property briefly comprises: - entrance lobby with storage, lounge with bay window, kitchen with wall and floor units, two double bedrooms, the main with an en suite and there is also a family bathroom WC with shower over the bath. Further benefits include gas central heating and double glazing.

This part of the region is very sought-after. It is central to all of your essential needs and close to public travel links, local shops, and main motorway networks. You have the best of both worlds and are within easy reach of beautiful beaches which carry blue flag status and are only a short commute from the countryside.

We anticipate an extremely high level of viewings on this lovely home. To arrange yours or for more information please call our sales team on 0191 257 2000.

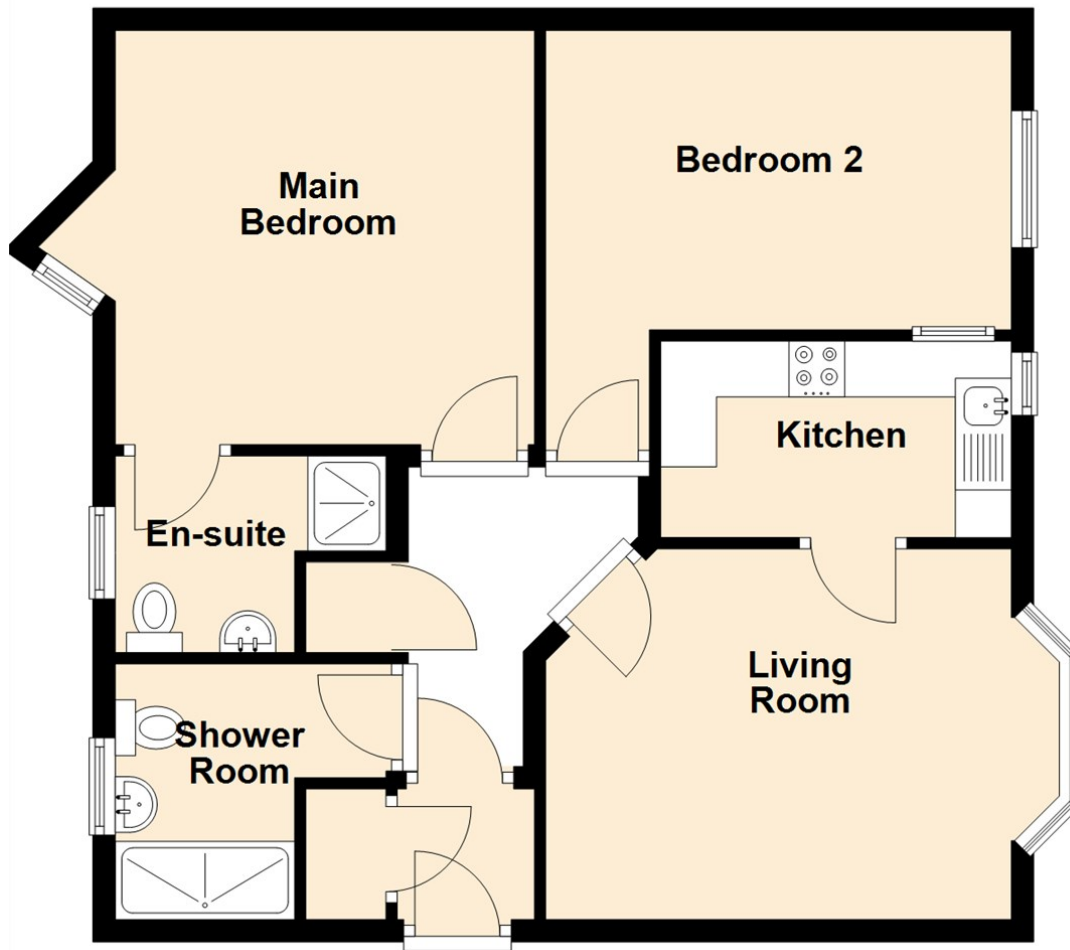
#### Tenure

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

Council Tax band \*B\*.



## Ground Floor




Living Room 10'10" x 13'8" (3.32 x 4.17)

Kitchen 5'9" x 10'3" (1.76 x 3.14)

Main Bedroom 12'2" x 12'4" (3.71 x 3.76)

Bedroom Two 12'2" x 13'8" (3.71 x 4.17)

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>	74	77
(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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Gosforth  
High Heaton  
Tynemouth  
Property Management Centre

0191 236 2070  
0191 270 1122  
0191 257 2000  
0191 236 2680

