







- Second Floor Apartment
- No Onward Chain
- Great Rental Potential
- Leasehold
- Garage in a Block
- Secure Entry System
- Two Bedrooms
- Council Tax Band \*A\*







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

**NO ONWARD CHAIN | GARAGE IN A NEARBY BLOCK | SECOND FLOOR**

Forming part of this purpose-built development, the opportunity to acquire this well presented second floor flat which is now vacant and available immediately, with a garage, no onward chain & secure entry system. This would be an ideal property for the first time buyer, or a professional landlord looking for a buy to let.

The accommodation is available for immediate inspection and briefly comprises:- secured communal entrance hall, bright and airy lounge/diner, kitchen with fitted wall and floor units, shower room with double walk in shower and two double bedrooms; bedroom one with built-in store.

The property benefits from double glazing and is warmed with night storage heating. Externally there is a single garage in a nearby block.

The property is in a great location with easy access to main travel links, the city centre and also a range of local amenities including local golf clubs and parks.

Interested parties are urged to arrange a prompt and essential internal viewing to assess how pleasant this property is and get a feel for its full potential. Please call our Gosforth sales team on 0191 236 2070.

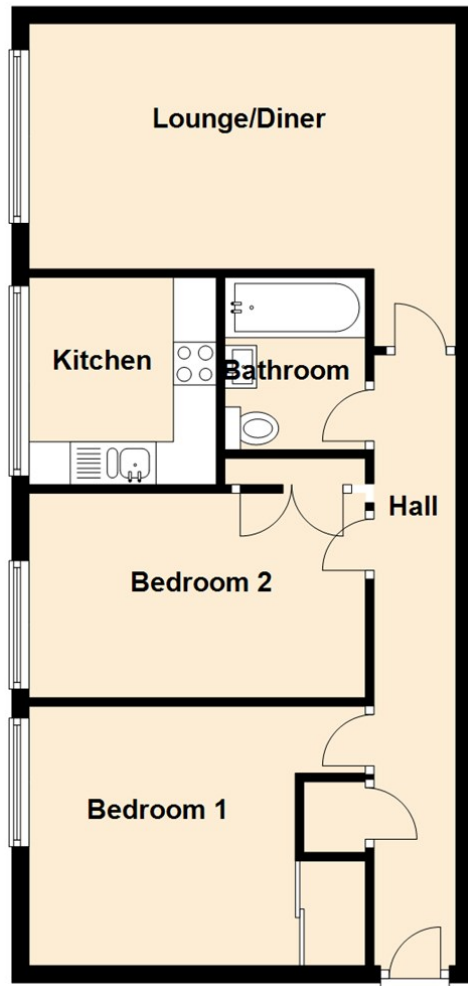
**Tenure**

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

**Council Tax band \*A\***



## Second Floor Floor



Lounge 10'3" x 16'0" (3.13 x 4.88)

Kitchen 7'8" x 6'11" (2.36 x 2.13)

Bedroom One 12'7" x 10'0" (3.85 x 3.05)

Bedroom Two 12'7" x 7'9" (3.85 x 2.37)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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