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- Sought After Location
- Ground Floor
- Well Presented
- Secure Entry System
- Communal Gardens
- Balcony
- One Double Bedroom
- Double Glazing
- Allocated Parking
- Council Tax Band \*B\*







This ground floor one bedroom flat with balcony is located in the highly regarded Belvedere Gardens, a luxury development in a popular area in Benton.

Ideally positioned in an accessible location, this property benefits from close proximity to a variety of local amenities, including shops, restaurants, and services. Excellent transport links are within walking distance, with both Benton Metro Station and Four Lane Ends Interchange within easy reach, making commuting and travel exceptionally convenient.

Internally the property is accessed via a communal entrance and briefly comprises: - entrance hall, spacious, bright and airy lounge, kitchen with fitted units and integrated oven and hob, main bedroom with sliding doors and balcony and there is also a shower room WC. Externally there are a range of communal gardens along with allocated parking.

We anticipate a high level of interest on this charming property. For more information, please call our Heaton branch on 0191 270 1122.

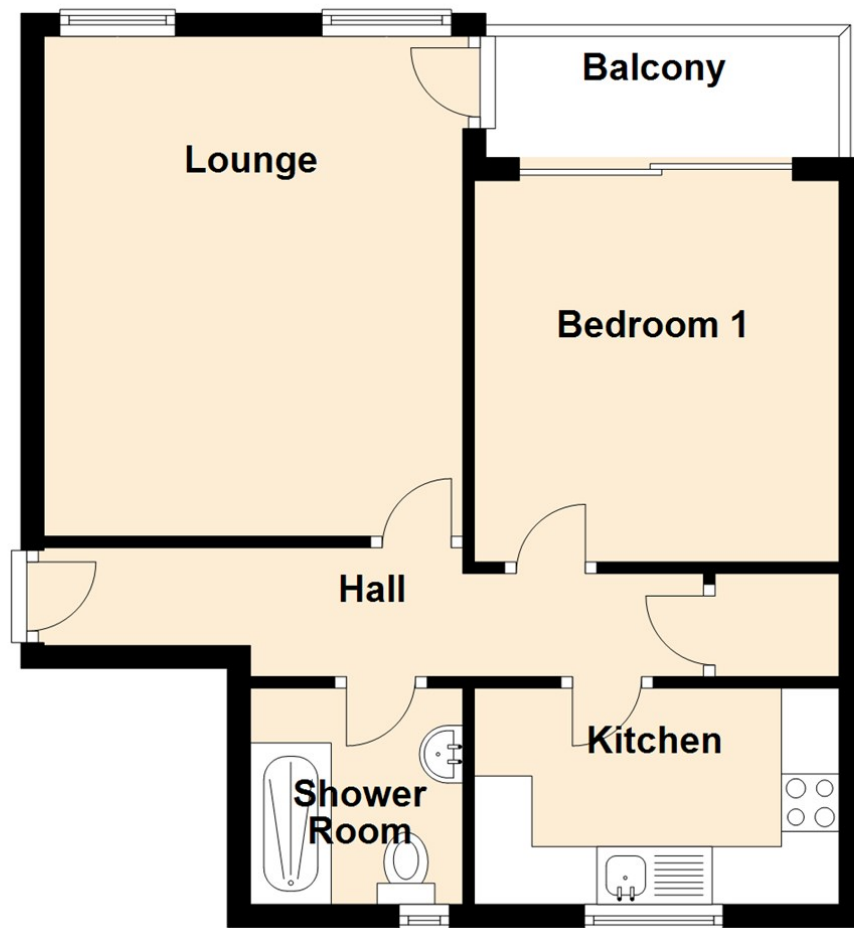
#### Tenure

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

Council Tax band \*B\*.



## Ground Floor



Lounge 14'0" x 11'10" (4.28 x 3.63)

Kitchen 6'4" x 6'9" (1.95 x 2.07)

Bedroom One 11'6" x 10'4" (3.53 x 3.16)

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>		
(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		
	65	78
England & Wales <small>EU Directive 2002/91/EC</small>		

## The difference between house and home

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