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- Popular Location
- One Double Bedroom
- Excellent Amenities Nearby
- Council Tax Band \*A\*
- Viewing Essential
- Ground Floor Flat
- Secure Communal Entrance
- Leasehold
- Ideal First Time Buy
- Call for More Information







This one-bedroom ground floor flat offers excellent value and suiting a wide range of purchasers, from first-time buyers to those looking to downsize or invest. Offered with vacant possession and priced to sell, this inviting home provides an ideal opportunity to secure a comfortable and conveniently located property.

Enjoy a pleasant outlook and a peaceful setting, while still being just moments from excellent transport links, including nearby bus routes and access to Kingston Park Retail Park. Newcastle city centre is also within easy reach, offering a wealth of shopping, dining, and entertainment options.

The property is accessed via a communal entrance and hallway and briefly comprises: private entrance hallway, lounge, kitchen, one double bedroom and a bathroom WC. Further benefits include double glazing and efficient night storage heating, ensuring year-round comfort.

Viewing is an absolute must. For more information and to book your viewing please call our Gosforth office on 0191 236 2070.

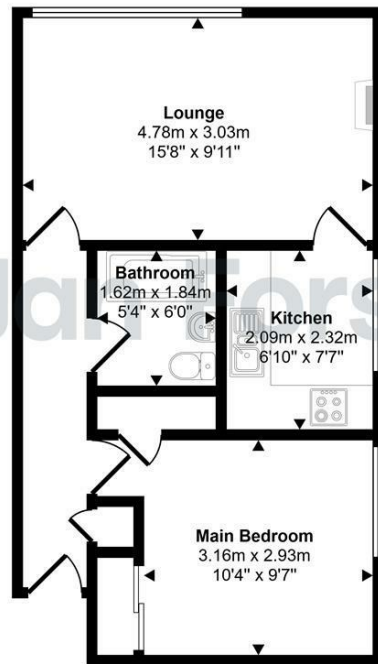
#### Tenure

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

Council Tax Band \*A\*.



Approx Gross Internal Area  
41 sq m / 436 sq ft




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Lounge 15'8" x 9'11" (4.78 x 3.03)

Kitchen 6'10" x 7'7" (2.09 x 2.32)

Bedroom 10'4" x 9'7" (3.16 x 2.93)

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		
England & Wales		EU Directive 2002/91/EC 

## The difference between house and home

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