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- **First Floor Apartment**
- **Permit Parking**
- **Lift Access**
- **Excellent Transport Links**
- **Viewing Recommended**
- **Two Double Bedrooms**
- **Communal Gardens**
- **Sought After Location**
- **Council Tax Band \*C\***
- **Call For More Information**





Jan Forster Estates are delighted to present to the market this fantastic, first-floor apartment with a balcony, located in the popular Norwood Court, just a short walk from Benton Metro Station.

The spacious accommodation comprises: - communal entrance hallway with lift access, entrance hallway, spacious lounge/dining room with balcony, modern kitchen with fitted wall and floor units, two double bedrooms and a three-piece shower room WC. The property also benefits from ample storage and double glazing throughout.

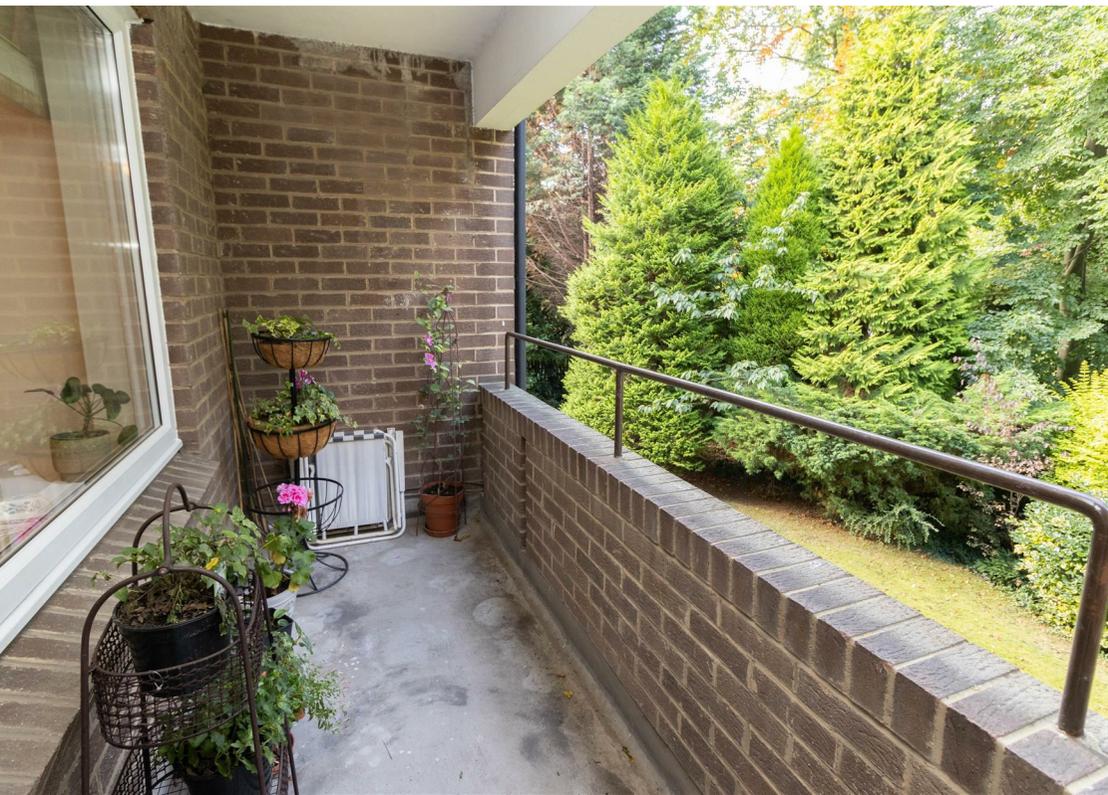
Externally, there is permit parking for residents along with an allocated garage and a range of beautifully well-kept communal gardens.

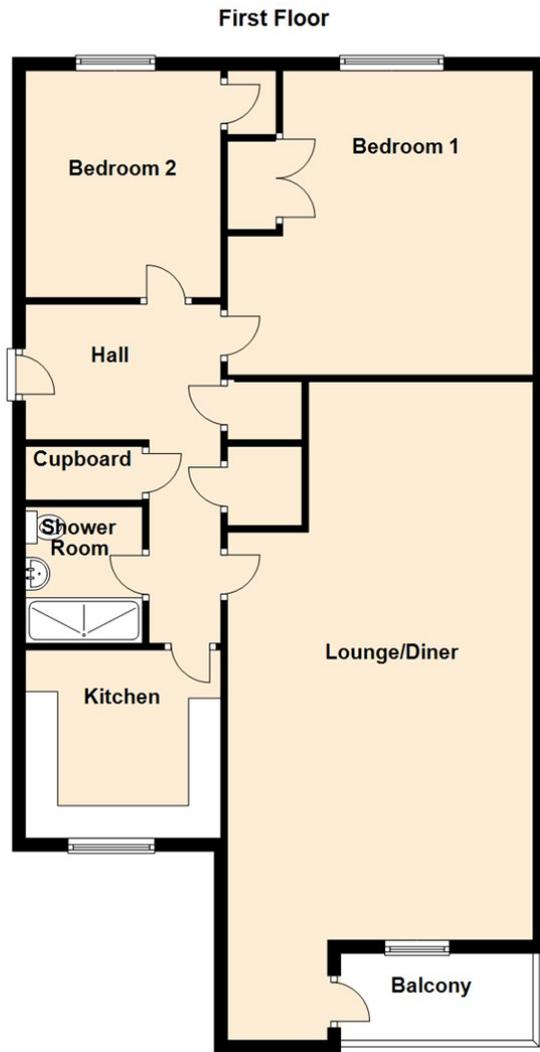
We anticipate a high level of viewings on this apartment which will appeal to a variety of buyers. To arrange yours or for more information, please call our sales team on 0191 270 1122.

#### Tenure

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

Council Tax band \*C\*.





Lounge/Dining Room 15'5" x 25'6" (4.71 x 7.78)

Kitchen 9'4" x 9'11" (2.86 x 3.03)

Bedroom One 15'6" x 15'4" (4.73 x 4.68)

Bedroom Two 11'5" x 9'11" (3.49 x 3.03)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

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