





- Sought After Location
- Second Floor
- Great Starter Home
- Two Bathrooms
- Viewing Recommended
- Two Bedroom Flat
- Close To Marina
- Allocated Parking
- Council Tax Band \*B\*
- Call For More Information





This two-bedroom, second-floor flat is very much ready to move into and would fit the needs of the first-time buyer perfectly.

The property forms part of a purpose-built block which accommodates good sized living space and is positioned in a much sought after location, next to the The Marina, with some lovely park and Riverside walks nearby.

The property is accessed via a communal entrance with stairs to the second floor and briefly comprises: - entrance lobby, hallway with storage, three piece bathroom/w.c. two good sized bedrooms; the main featuring a fully tiled en-suite and fitted wardrobes, a fantastic bright and airy lounge/diner with sliding doors opening to the Juliet balcony, and a modern kitchen with fitted wall and floor units along with integrated oven and hob.

Externally, there is a private car park for residents with an allocated parking space. The property further benefits from loft space which is partially floored for storage and has a drop-down loft ladder.



The location of this property is within easy reach of the A19, Tyne Tunnel and A1058 Coast Road so you have a direct route to the coast and Newcastle City Centre. There are good transport links nearby along with a fantastic variety of amenities, including the Royal Quays Shopping outlet, bars, and restaurants.

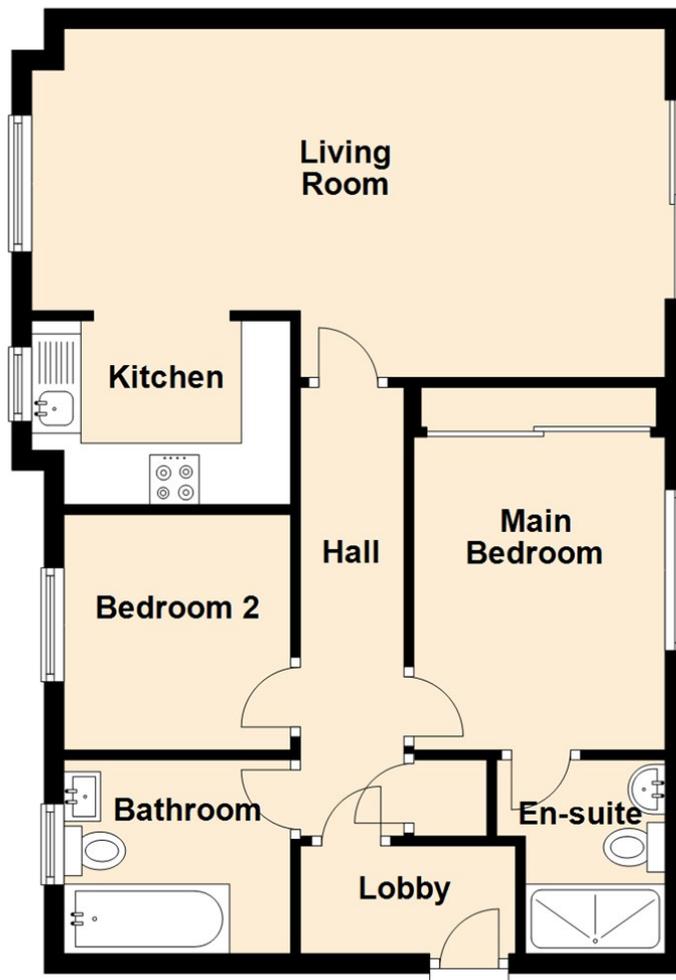
We anticipate an extremely high level of viewings on this superb property. To arrange yours or for more information, please call our coastal sales office on 0191 257 2000.

#### Tenure

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

Council Tax band \*B\*

## Second Floor



Living Room 9'3" x 21'1" (2.84 x 6.43)

Kitchen 6'0" x 8'7" (1.85 x 2.63)

Main Bedroom 12'3" x 8'4" (3.75 x 2.55)

Bedroom Two 7'9" x 7'6" (2.37 x 2.30)

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>	69	79
(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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