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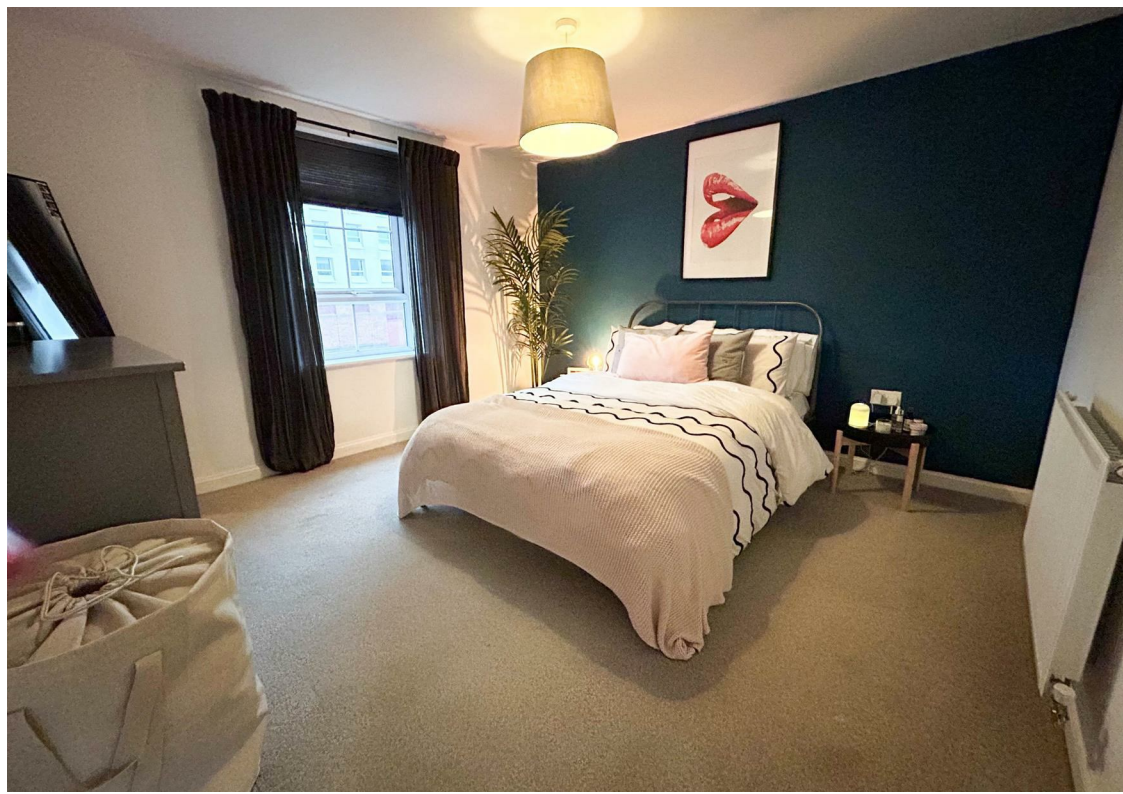


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- Popular Location
- Beautifully Presented
- Juliet Balcony
- Gas Central Heating
- Viewing Recommended
- First Floor Apartment
- Two Double Bedrooms
- Excellent Transport Links
- Double Glazing
- Call For More Information





Jan Forster Estates are delighted to welcome to the market this immaculate first floor apartment, positioned in Sunnyway, City Edge.

City Edge is only a short drive from Newcastle city centre and provides great access to the Central Motorway, A1, and an abundance of public transport and local amenities. The high-quality homes are perfect for those looking to get onto the property ladder. You can enjoy green open-space walks at Newcastle Town Moor, just five minutes from your doorstep or explore hiking trails and a play area at Exhibition Park – perfect for a family day out.

The property is accessed via a communal entrance and stairs to the first floor and briefly comprises: - entrance hall, spacious lounge/dining room with French doors opening to a Juliet balcony, modern kitchen with fitted wall and floor units and integrated oven and hob, two double bedrooms, and stylish bathroom/w.c. with shower over the bath. The property further benefits from gas central heating and double glazing.

Externally there are communal gardens and an allocated parking space.

For more information and to arrange a viewing please contact our Gosforth sales office on 0191 236 2070.

Tenure

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

Council Tax band *A*.



First Floor




Lounge/Dining Room 14'5" x 12'10" (4.40 x 3.92)

Kitchen 10'0" x 6'6" (3.06 x 2.00)

Bedroom One 11'5" x 11'3" (3.50 x 3.45)

Bedroom Two 11'3" x 10'8" (3.43 x 3.27)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(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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www.janforsterestates.com

Gosforth
High Heaton
Tynemouth
Property Management Centre

0191 236 2070
0191 270 1122
0191 257 2000
0191 236 2680

