







- Ground Floor Flat
- Available Now
- Great Location
- Council Tax Band \*A\*
- Call For More Information
- One Double Bedroom
- Part Furnished
- Close To Amenities
- Viewing Recommended





## ONE BEDROOM | GROUND FLOOR FLAT | PART FURNISHED

Jan Forster Estates welcome to the rental market this one bedroom ground floor flat in a popular location in Wallsend. The property is offered part furnished and is available NOW.

The flat briefly comprises:- entrance hallway, spacious lounge, kitchen with fitted wall and floor units, two good-sized bedrooms, and a three piece bathroom WC with shower over the bath. Externally, there is a shared yard to the rear.

Wallsend is known for its abundance of parks and green spaces, providing residents with plenty of opportunities for outdoor activities and relaxation. The area also enjoys superb transport links, with nearby Metro stations and excellent road connections, ensuring quick and easy access to Newcastle city centre and surrounding areas. For history enthusiasts, the property is located just a short distance from the Segedunum Roman Fort and Museum, offering a glimpse into the area's rich past.

Early viewings come highly recommended. To book yours or for more information please call our lettings team on 0191 270 1122.

Council Tax band \*A\*.




## The difference between house and home

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

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 

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