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- For Sale by Modern Auction
- Subject to Reserve Price
- The Modern Method of Auction
- Electric Heating
- Transport Links Nearby
- T & C's Apply
- Buyers Fees Apply
- Council Tax Band \*C\*
- En Suite
- Viewing Recommended





## PENTHOUSE APARTMENT | TWO DOUBLE BEDROOMS | LIFT TO ALL FLOORS

Jan Forster Estates welcome to the market this penthouse that will appeal to a variety of buyers. Positioned in an ideal location; offering easy access to the Regent Centre, Metro Links and well regarded schools. The property would naturally be of interest to the professional, couples, the first time buyer and also the buy to let investor.

Internally the property boasts a modern open aspect lounge diner, kitchen with fitted wall and floor units and integrated oven and hob, two double bedrooms; the main with en-suite shower and complimented with a family bathroom. Further benefitting from double glazing, electric heating, an allocated parking bay, lift access and communal gardens. The property is also fully alarmed.

Viewings are by appointment only, please call our Gosforth branch on 0191 236 2070 for more information.

### Tenure

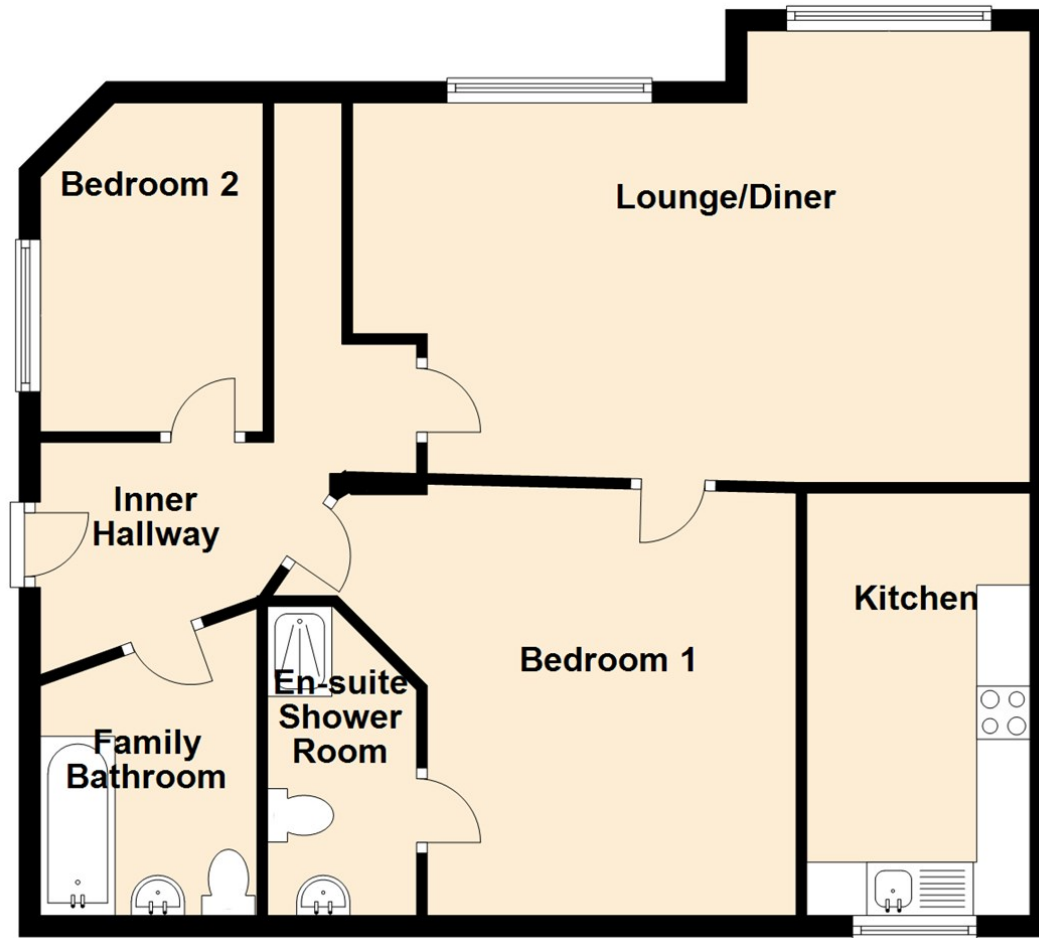
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*C\*.





## Penthouse



Lounge 21'0" x 13'10" (6.41 x 4.24)

Kitchen 13'1" x 6'9" (3.99 x 2.08)

Bedroom One 11'1" x 10'3" (3.40 x 3.13)

Bedroom Two 7'9" x 10'0" (2.37 x 3.07)

Auctioneer's Comments

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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](http://www.janforsterestates.com)

Gosforth  
High Heaton  
Tynemouth  
Property Management Centre

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

