





- Popular Location
- Open Plan Living
- Two Bedrooms
- Close to Amenities
- No Upper Chain
- Ground Floor
- Transport Links Nearby
- Council Tax Band *B*
- Leasehold
- Double Glazing





** Video Tour on our YouTube Channel |
<https://youtu.be/AgLP8BjoOtE> **

This well presented modern two bedroom ground floor apartment is located within the popular Staithes development. The property is close to excellent links into Newcastle city Centre and will appeal to a variety of buyers.

Internally the property briefly comprises:- communal entrance, hallway, modern open plan lounge/kitchen with fitted units and integrated oven and hob, two bedrooms and a modern family bathroom with shower over the bath. The apartment further benefits from gas central heating and double glazing. Externally there are communal areas and parking.

Early viewings come highly recommended. Please call our Gateshead office on 0191 487 0800 to book your viewing or 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 *B*.



Ground Floor



The difference between house and home

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www.janforsterstates.com

Lounge/Kitchen 24'8" x 11'2" (7.54 x 3.42)

Bedroom One 8'9" x 11'3" (2.69 x 3.44)

Bedroom Two 7'8" x 9'4" (2.34 x 2.87)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

Gosforth

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Newcastle

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High Heaton

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Tynemouth

0191 257 2000

Low Fell

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Property Management Centre

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