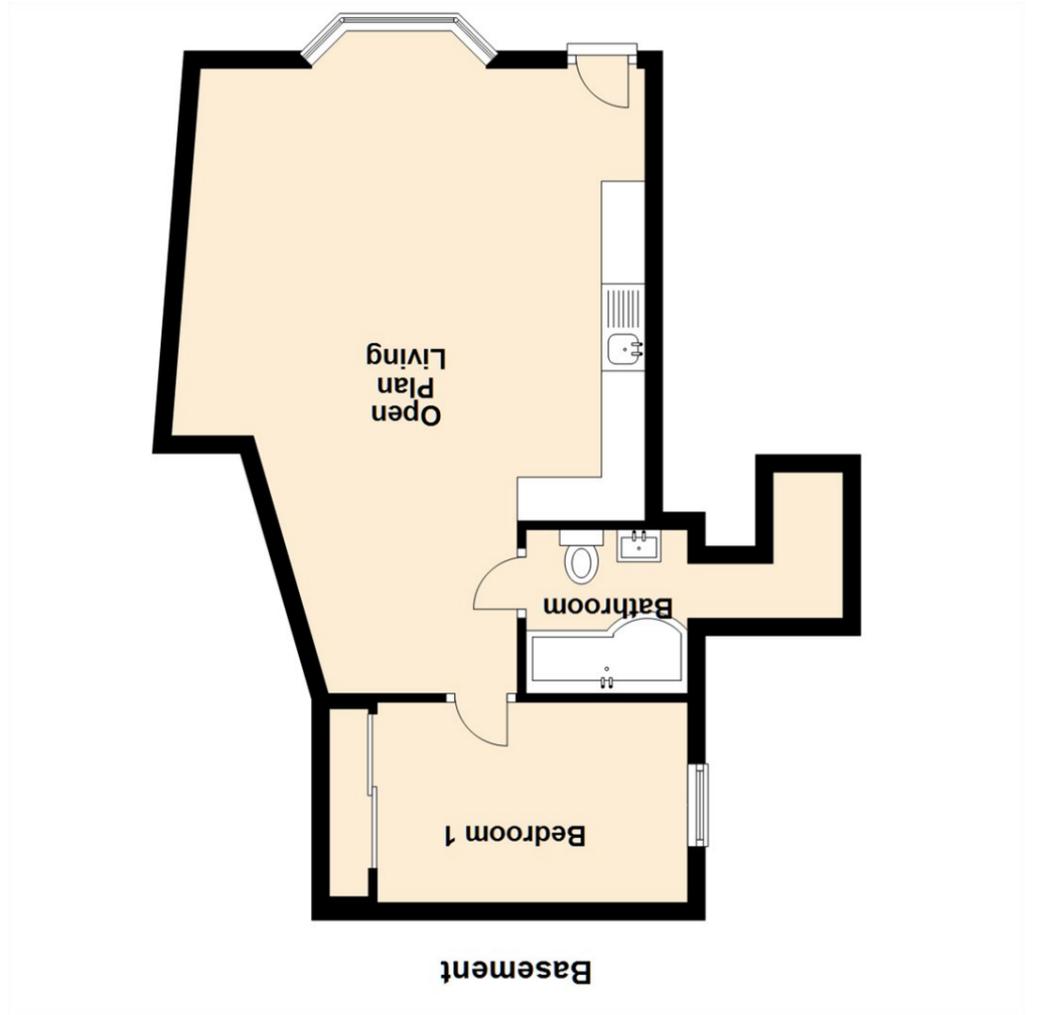


You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

## The difference between house and home

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Not energy efficient - higher running costs	
Current	72
Potential	77

Open Plan Living 17'0" x 17'3" (5.19 x 5.26)  
 Bedroom 7'6" x 13'5" (2.30 x 4.11)





- One Bedroom Basement Flat
- No Onward Chain
- Close To Local Park
- Fitted Wardrobes
- 5 Minutes From Tynemouth
- Superbly Presented Property
- Potential Airbnb
- Handy For Tynemouth
- Council Tax band \*A\*
- Viewing Essential



**BRIGHT AND AIRY GARDEN APARTMENT ON THE CORNER OF WASHINGTON TERRACE**

This simply stunning one bedroom basement flat is positioned in a sought after location and will appeal to a variety of buyers. With close proximity to Tynemouth Village the apartment offers Excellent Airbnb opportunity.

Internally the property briefly comprises: entrance to a fantastic open plan living space with walk in bay window and fitted kitchen with integrated appliances, modern bathroom WC with L-shaped bath and shower over and a handy utility space. There is also the main double bedroom with fitted wardrobes. Externally there is a paved garden to the front. The property is warmed with gas central heating and is also double glazed.

This location really is second to none and does provide all the infrastructure and amenities that you could possibly require. Public travel links are close by and will provide you with bus routes to main Tyneside centres. You are also within walking distance of a Metro station which will offer you access to Newcastle City Centre in some twenty minutes. The Tyne Tunnel is within easy striking distance which will get you going South bound on the A19. The A1058 is close by linking you to Newcastle City Centre and all surrounding Tyneside locations. North Shields Fish Quay is a real attraction and offers you an array of bars, shops and some great restaurants. Of course, the jewel in the crown is Tynemouth Front Street which is an exceptionally popular area, offering plenty of shops and eateries. A local park that has just been renovated and offers a great place for young families.

For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

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

