





- Sought After Location
- No Onward Chain
- Great Starter Home
- Electric Heating
- Viewing Recommended
- Fourth Floor Apartment
- Amazing River Views
- Leasehold
- Council Tax Band *B*
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/o4xo6t6hiEo> ****

Forming part of this delightful purpose-built development, this fourth floor flat with amazing river views, would make a great starter home.

The building is accessed via a communal entrance with stair and elevator access to all floors. The flat itself briefly comprises: - entrance hall, bright and airy open plan lounge/dining room with French doors opening to a Juliet balcony with stunning views over the Marina. There is also a well-appointed kitchen, two double bedrooms and a bathroom WC. The flat is double glazed and warmed with electric heating.

Positioned in a picturesque Marina setting, the apartment is also close to nearby shops at the Royal Quays and within easy reach of a variety of restaurants along the vibrant Quayside. The location is very much in demand and is essentially owner occupied giving a true residential living experience. Prime travel links are close to hand including the Metro, which is just a short walk away, providing quick access to Newcastle City Centre and surrounding areas.

Interested parties are urged to arrange a prompt and essential viewing. To arrange yours or for more information, please call our Tynemouth team on 0191 257 2000.

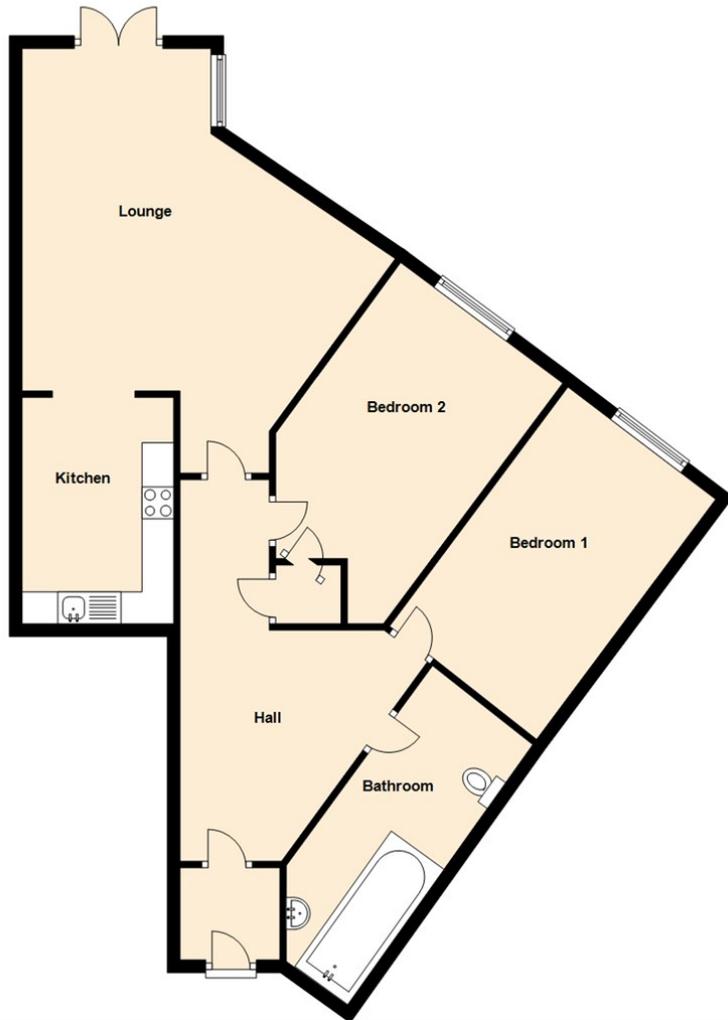
Tenure

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

Council Tax band *B*.



Fourth Floor



The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Gosforth	0191 236 2070
Newcastle	0191 284 4050
High Heaton	0191 270 1122
Tynemouth	0191 257 2000
Low Fell	0191 487 0800
Property Management Centre	0191 236 2680



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