







- Popular Location
- Two Double Bedrooms
- Two Bathrooms
- Council Tax Band \*B\*
- Viewing Recommended
- First Floor
- Lift Access
- Balcony
- Allocated and Visitor Parking
- Call For More Information







This apartment is positioned on the first floor of the popular Friars Wharf building and features a balcony with views of the river.

The building is accessed via a communal entrance with a lift and stairs and the apartment briefly comprises:- entrance hall with access to an open plan lounge kitchen with fitted units, and French doors to the balcony. There are also two double bedrooms, the main with an en suite and there is a modern three piece bathroom WC with a shower over the bath.

Externally, there is an allocated parking space as well as visitors parking available.

Early viewing is highly recommended. Please call our Gateshead branch on 0191 487 0800 for more information.

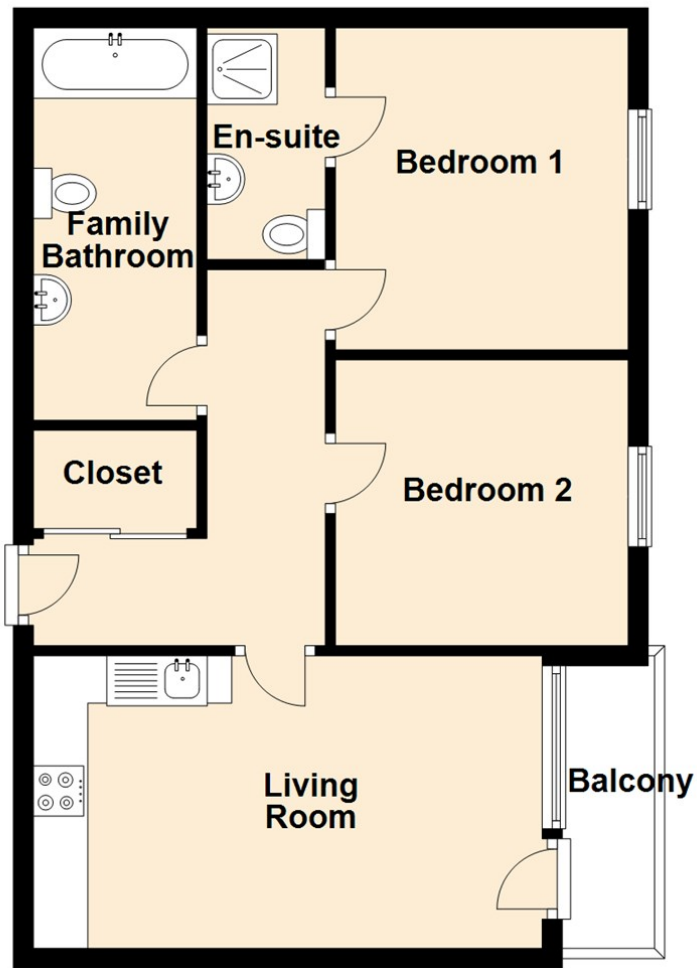
#### Tenure

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

Council Tax band \*B\*



## First Floor



## The difference between house and home

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Living Room/Kitchen 9'6" x 16'7" (2.92 x 5.07)

Bedroom One 10'6" x 9'6" (3.21 x 2.92)

Bedroom Two 9'4" x 9'6" (2.85 x 2.92)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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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