







2



1



2

- 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

For sale by Modern Method of Auction: Starting Bid Price 135,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

Jan Forster Estates welcome to the market this penthouse apartment 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.

### COVID-19 Guidelines

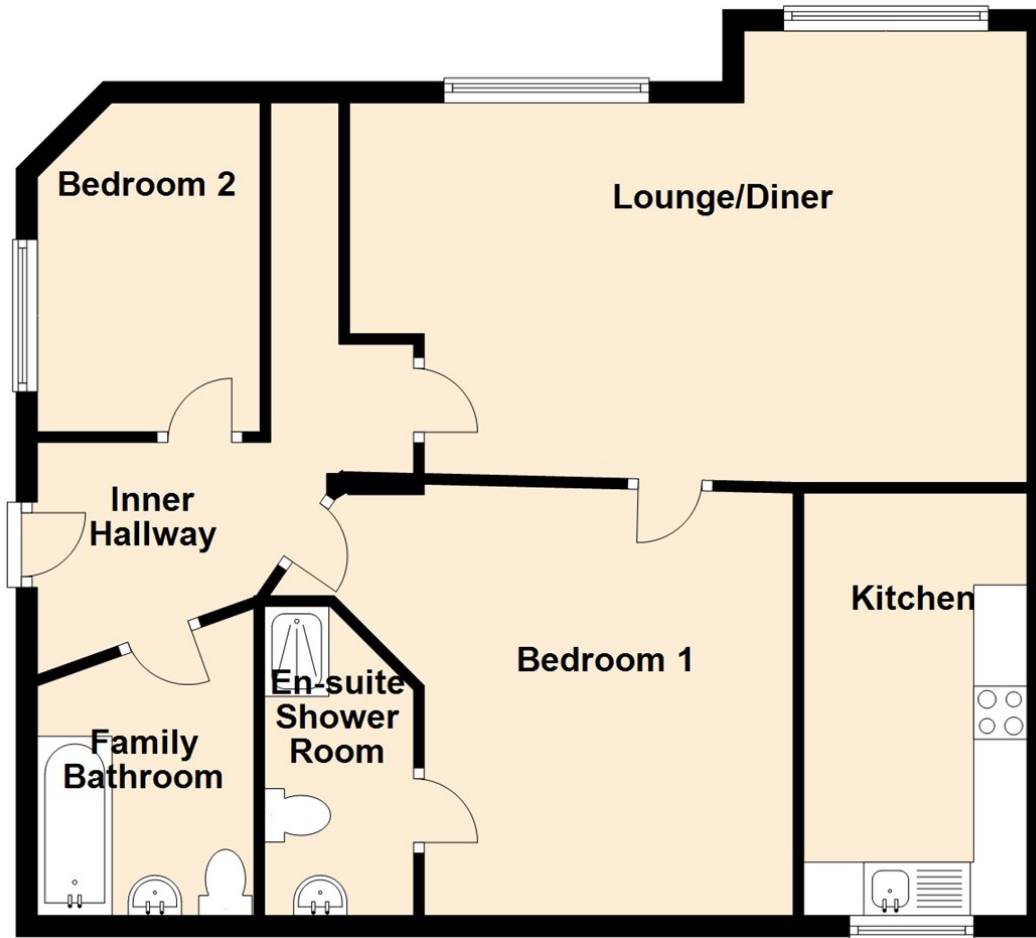
Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band \*C\*





## Penthouse



## The difference between house and home

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.

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) <b>A</b>                                                |         |           |
| (81-91) <b>B</b>                                                  |         |           |
| (69-80) <b>C</b>                                                  | 71      | 79        |
| (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                       |         |           |
| <b>England &amp; Wales</b> <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



[www.janforsterestates.com](http://www.janforsterestates.com)

