





- **Top Floor Flat**
- **Great Location**
- **Handy For Village Centre**
- **Leasehold**
- **Viewing Recommended**
- **Three Bedroom Home**
- **Spacious Accommodation**
- **Close To Beach**
- **Council Tax Band \*C\***
- **Call For More Information**





A delightful and quirky top floor flat which is positioned on this very sought after residential terrace in the heart of Tynemouth. Now, straight from the off you need to be fit! There are some 72 steps to get to the apartment, so you need to be quite able.

Internally the property briefly comprises: a larger style reception room, three bedrooms, bathroom WC, kitchen, and a separate/w.c. The flat further benefits from double glazing and has gas central heating.

The location of this property is without doubt extremely central, and you are within easy reach of the A19 and the Tyne Tunnel. The A1058 Coast Road is close by, so you have a direct route to the coast or Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service. For the growing family, the property is well positioned for access to very well-regarded schools.

Living at the coast is a lifestyle choice, with a relaxed pace of life and access to a wonderful blue flag coastline. A great market is available in Tynemouth Metro Station which has a wide variety of products and foods.

For more information or to arrange your viewing, please contact 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 representative.

Council Tax Band \*C\*.

\*Please note that there are plans to replace the roof (dates to be confirmed). The new owner will be liable for 15% of this cost.



### Top Floor



Lounge 22'3" x 15'10" (6.80 x 4.85)

Kitchen 11'6" x 8'0" (3.53 x 2.45)

Bedroom One 14'6" x 12'4" (4.42 x 3.77)

Bedroom Two 13'1" x 12'4" (4.00 x 3.77)

Bedroom Three 11'1" x 15'10" (3.38 x 4.85)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### The difference between house and home

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