







- Popular Location
- One Bedroom
- Bright And Airy
- Ideal First Time Buy
- Viewing Recommended
- Ground Floor
- Close To Beach
- Leasehold
- Council Tax Band \*A\*
- Call For More Information







Positioned in the heart of Tynemouth Village, this one bedroom apartment will appeal to the first time buyer.

Internally the property briefly comprises: - entrance lobby with storage, spacious lounge dining room with dual aspect bay windows, kitchen with a range of fitted units and integrated oven and hob, a generous double bedroom with a floor-to-ceiling window and walk in wardrobe, there is a tiled bathroom/w.c. with shower over the bath.

The property further benefits from gas central heating and double glazing and externally there are communal gardens.

This enviable location is within walking distance of King Edwards Bay and a fantastic variety of shops, cafes and restaurants. 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 A1066 is also close by, linking you to all surrounding Tyneside locations.

#### Tenure

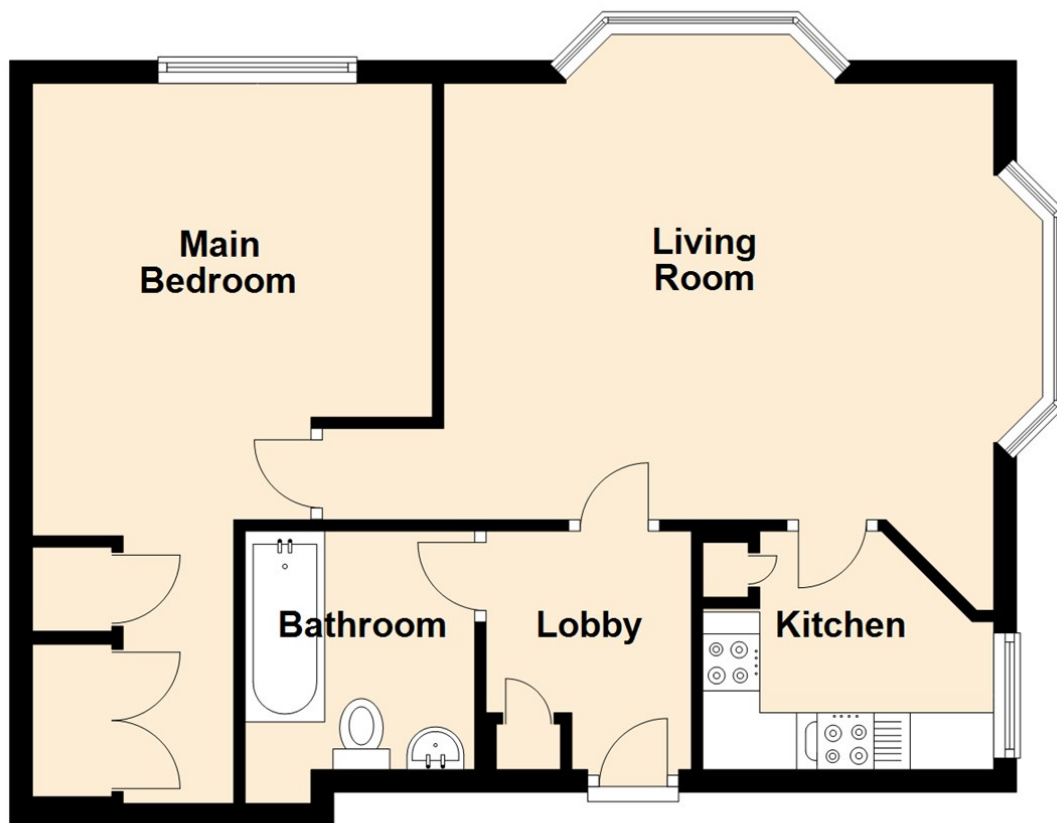
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

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

Council Tax Band \*A\*.



## Ground Floor



## The difference between house and home

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Living Room 12'7" x 17'3" (3.84 x 5.27)

Kitchen 6'10" x 8'4" (2.10 x 2.56)

Main Bedroom 20'9" x 11'6" (6.34 x 3.52)

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>		
(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		
	61	76
EU Directive 2002/91/EC		
England & Wales		

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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