





- For Sale by Modern Auction
- Subject to Reserve Price
- The Modern Method of Auction
- Council Tax band \*A\*
- T & C's Apply
- Buyers Fees Apply
- Residents Parking
- Viewing Recommended





## ONE BEDROOM | SECOND FLOOR FLAT | NO ONWARD CHAIN

For sale by Modern Method of Auction: Starting Bid Price £40,000 plus Reservation Fee

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

A spacious and much improved one bedroom second floor apartment with spacious kitchen and resident parking, in a popular residential area of Fawdon near Gosforth. Offered for sale with the benefit of no onward chain,

The property would make an ideal purchase for the first time buyer, down-sizer, or investor alike and is located within easy reach of many local amenities including schools, shops, supermarkets, Metro line, and superb A1 Motorway access. You can be at the Metrocentre in approximately 15 minutes and Gosforth High street in 10.



Internally the property briefly comprises:- bright and airy lounge, modern kitchen with fitted wall and floor units, one double bedroom, and a three piece bathroom with a shower over the bath. Externally there is resident parking available.

Please call our Gosforth sales team on 0191 236 2070 for more information and to book a viewing.

### Tenure

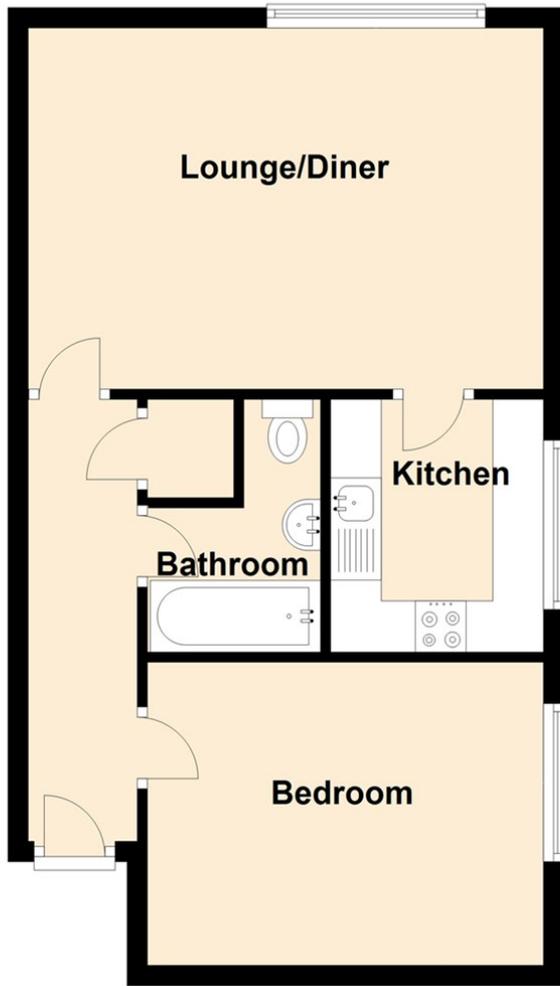
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

### COVID-19 Guidelines

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

Council Tax band \*A\*.

## Second Floor



### The difference between house and home

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

## Auctioneer's Comments

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>		
(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	

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

