





2



1



1

- Second Floor Apartment
- Amazing Living Room
- Shared Communal Park To Front
- Council Tax Band \*B\*
- Stunning Period Sea Front Crescent
- Stunning Sea Views
- No Onward Chain
- Leasehold Property
- Viewing Essential
- Over 1,200 Square Feet Of Living Space





**\*\* Video Tour on our YouTube Channel | <https://youtu.be/mfSLNk8-mu8> \*\***

Welcome to Percy Gardens, Tynemouth - a location that offers the perfect blend of tranquillity and convenience. This stunning apartment boasts not only a prime location but also a charming period crescent design that is sure to captivate your heart.

The apartment which is located to the second floor briefly comprises:- communal hall, stunning lounge with sea views, well appointed kitchen, dining area, two bedrooms and a family bathroom WC. There is a shared yard to the rear. This property has been superbly improved and offers very comfortable living space. As you would expect the property is warmed with gas central heating and also boasts double glazing.

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

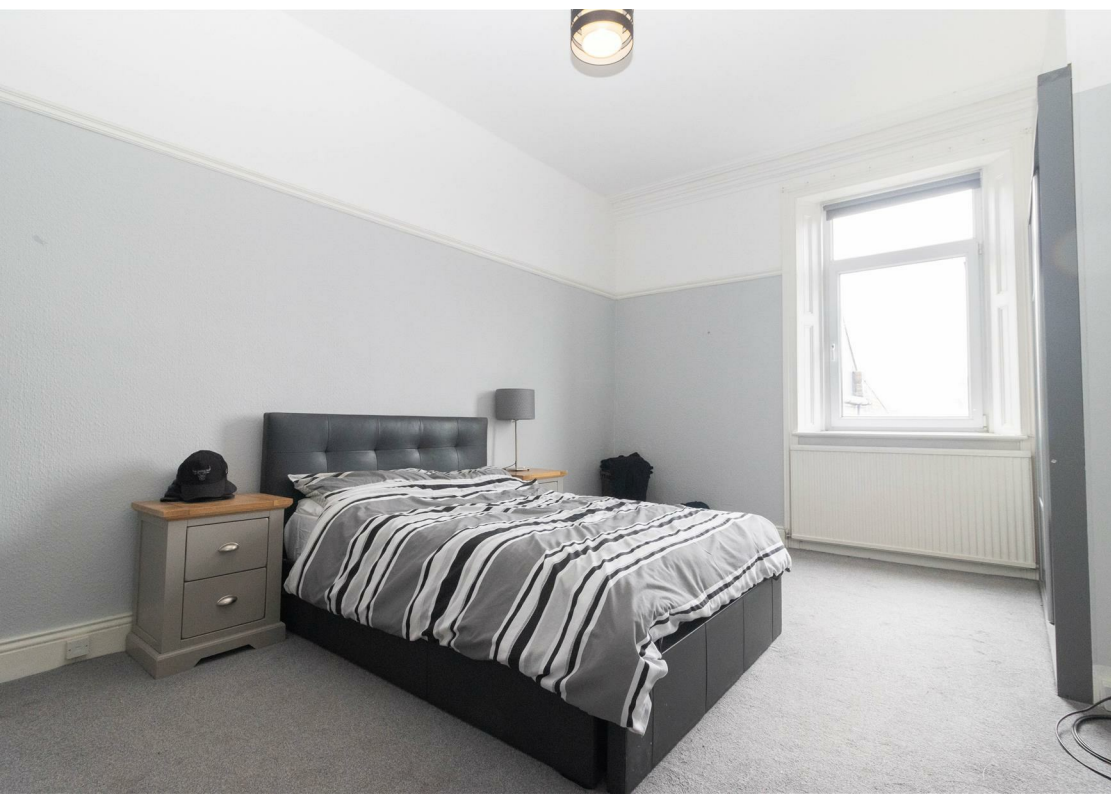
In order to get a real feel for this home should view the property as soon as possible. This will give you a much better understanding of how charming this property is.

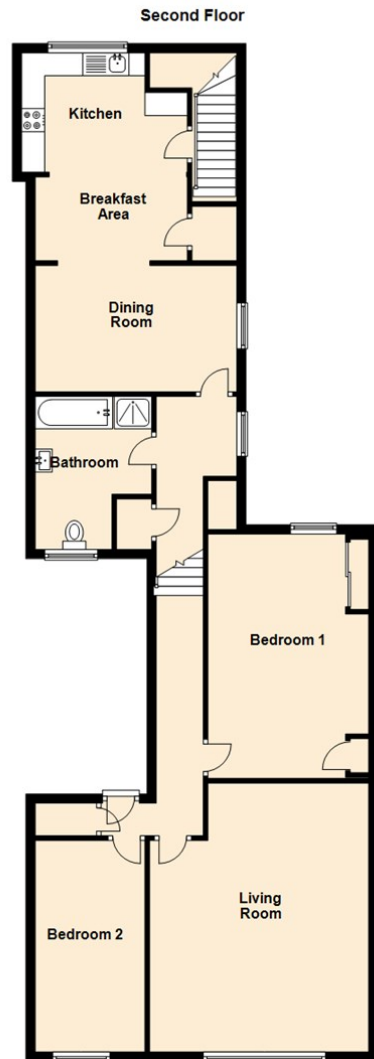
Whether you are a first-time buyer looking for a cozy home or a seasoned investor seeking a property with character and potential, this apartment ticks all the boxes. Don't miss out on the opportunity to own a piece of this charming period crescent with its amazing sea views. Contact us today to arrange a viewing and make this dream property your reality.

#### Tenure

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

Council Tax band \*B\*





## 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.



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

Living Room 19'1" x 15'7" (5.83 x 4.75)

Dining Room 8'11" x 13'5" (2.74 x 4.09)

Kitchen 8'5" x 11'9" (2.59 x 3.59)

Breakfast Area 5'11" x 10'9" (1.82 x 3.30)

Bedroom One 17'4" x 11'5" (5.30 x 3.49)

Bedroom Two 15'0" x 7'9" (4.59 x 2.38)

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		
England & Wales		EU Directive 2002/91/EC

77

62

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

