





2



1



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- First Floor Apartment
- Allocated Parking
- No Onward Chain
- Good Transport Links
- Leasehold
- Two Bedrooms
- Communal Gardens
- Popular Location
- Close To Local Amenities
- Council Tax Band *A*





**** Video Tour on our YouTube Channel |
<https://youtu.be/2wjWh6zlcis> ****

Jan Forster Estates are delighted to offer for sale this two bedroom first floor apartment in the popular area of St. James Village in Gateshead. The property is only a short walk to the Metro station which offers easy access into Gateshead and Newcastle city centre, with other local facilities nearby.

Internally the apartment briefly comprises:- communal entrance, private hall with store cupboard, open plan lounge-diner with Juliet balcony, modern kitchen with fitted wall and floor units, two good-sized bedrooms and a three-piece bathroom WC with overhead shower. Externally, there is allocated parking available and a communal garden.

Internal viewings are highly recommended. To book yours or for more information please call our sales team on 0191 487 0800.

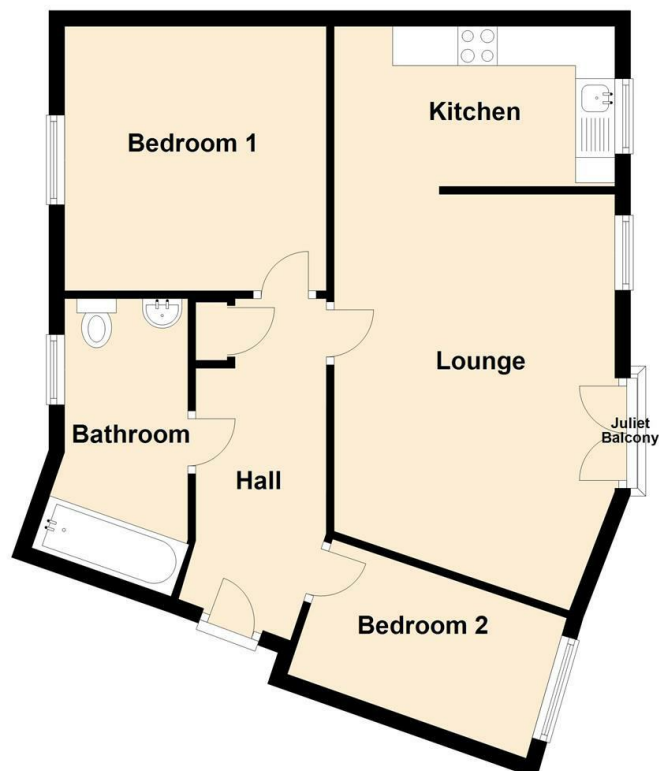
Tenure

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

Council Tax band *A*.



First Floor



Lounge 18'2" x 11'6" (5.54 x 3.52)

Kitchen 11'5" x 6'6" (3.50 x 1.99)

Bedroom One 10'9" x 10'8" (3.30 x 3.27)

Bedroom Two 7'6" x 10'4" (2.29 x 3.16)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

The difference between house and home

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