





- Available NOW
- Two Bedrooms
- Unfurnished
- Viewing Recommended
- Ground Floor
- Popular Location
- Council Tax Band *A*
- Call For More Information





This well presented two bedroom ground floor flat is available to let on an un-furnished basis.

The accommodation briefly comprises:- inner hall leading to entrance hall with useful under stair cupboard, good sized lounge with feature fireplace, two bedrooms; one with a bay window, modern well-appointed kitchen, fitted units with integrated oven and hob and a white bathroom suite with separate shower and bath, modern fittings and chrome plated towel rail. The property benefits from recently installed UPVC double glazing and a gas combi boiler for heating and hot water. Many original features have been retained and the floor boards have been stripped and polished throughout. Externally there is a private yard to the rear of the property and a small private garden to the front which is easily maintained.

Queen Alexandra Road is a very popular residential location and is serviced by all essential amenities. There is ease of access to local shops, schools, public travel links, and access to the A1058 which will have you into Newcastle City Centre in some 15 minutes. You are also within easy walking distance of Tynemouth Village and the coastline which presents some of the most beautiful beaches in the UK.

For more information please call our coastal team on 0191 257 2000.

Council Tax band *A*.



Ground Floor



The difference between house and home

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www.janforsterestates.com

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| | 64 | 74 |
| England & Wales <small>EU Directive 2002/91/EC</small> | | |

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