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- **Fantastic Location**
- **First Floor**
- **Allocated Parking Space**
- **Leasehold**
- **Viewing Recommended**
- **Reconfigured Home**
- **Fitted Wardrobes**
- **Superbly Presented**
- **Council Tax Band \*B\***
- **Call For More Information**







**\*\* Video Tour on Our YouTube Channel | [https://youtu.be/6Fksr1\\_i2b8](https://youtu.be/6Fksr1_i2b8)**  
**\*\***

Forming part of this purpose-built development, the opportunity to purchase this superbly presented first floor flat is now available. Positioned in a prominent corner position, the property should appeal to the first-time buyer or perhaps if you are looking to downsize.

The property is accessed via a communal entrance and stairs to the first floor and is made up of an entrance lobby, hallway with storage, modern fitted kitchen with stylish units providing ample storage space and integrated appliances, an opulent shower room WC, two double bedrooms, with fitted wardrobes and one with an en suite, and nestled within the home's charming turret, the inviting lounge features three generously sized windows that flood the space in natural light throughout the day. Further benefits include gas central heating, double glazing, engineered oak flooring throughout and an allocated parking space.

The location of the property is very much in demand and is easily accessible to local amenities such as shops, schools, and public travel links. You are within easy striking distance of the A1058 Coast Road and of course our award-winning blue flag beaches. The Metro service is also available and is some 10 minutes' walk away providing access to Newcastle City Centre and of course many main Tyneside Centres.

Interested parties are urged to arrange a prompt and essential internal viewing. Please call 0191 257 2000 for more information.

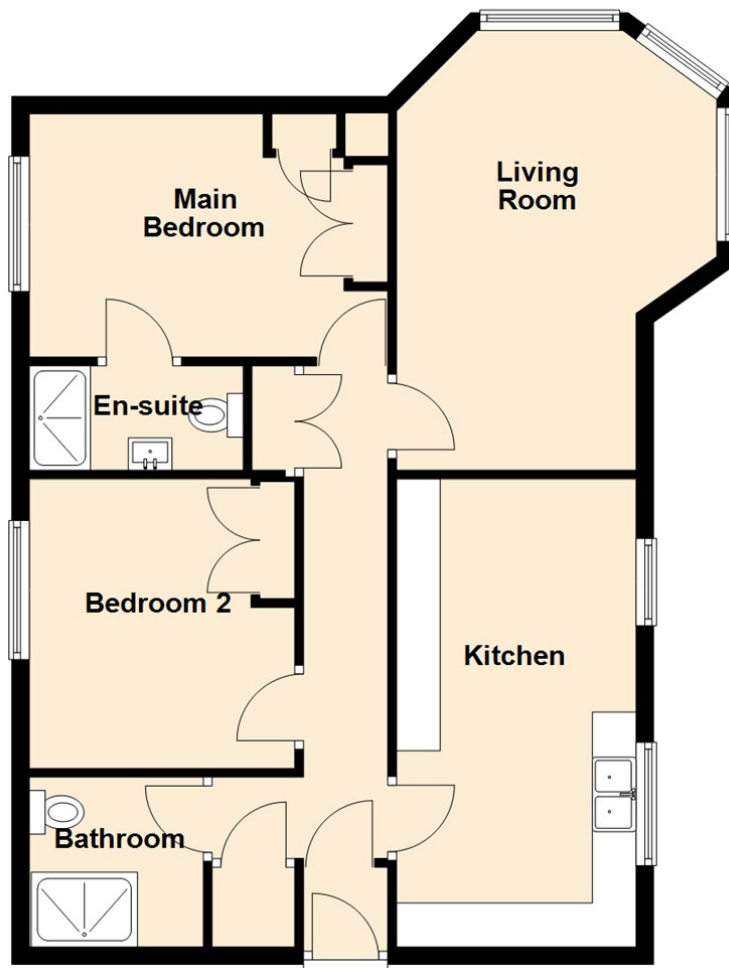
#### Tenure

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

Council Tax band \*B\*.



## First Floor




Living Room 14'11" x 10'3" (4.57 x 3.13)

Kitchen 17'6" x 8'11" (5.35 x 2.74)

Main Bedroom 9'1" x 13'5" (2.78 x 4.10)

Bedroom Two 10'11" x 9'11" (3.33 x 3.04)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	80
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## The difference between house and home

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