



Carouse
Estate Agents 

REDGRAVE CLOSE, ST JAMES VILLAGE

£109,950





DESCRIPTION

Extremely smart upper floor flat located on this popular modern development. This property has a location close to Gateshead Stadium Metro and road links to Gateshead and Newcastle. The apartment comes with a secure entry system. Warmed with gas central heating and having UPVC double glazing the property comprises of open plan lounge/diner, kitchen, two bedrooms, master with en-suite and bathroom with shower. The property has maintained gardens and has access to the rear communal gardens and a car parking space to the front of the property. Viewing comes highly recommended.



ENTRANCE HALL

19' 7" x 3' 5" (5.97m x 1.04m) Central heating radiators, built in storage cupboard and loft access.

LOUNGE/DINER

16' 3" x 11' 3" (4.95m x 3.43m) Open plan lounge leading to the kitchen area, UPVC window and French doors leading to a Juliette balcony allowing plenty of natural light flow and central heating radiator.

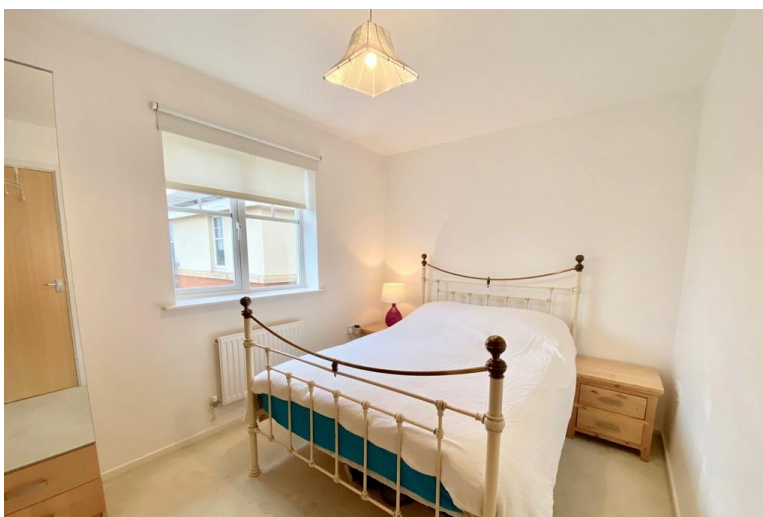


KITCHEN

8' 10" x 8' 3" (2.69m x 2.51m) Range of birch coloured wall and floor units. Integrated gas hob and electrical oven with cooker hood above, part tiled, central heating radiator and UPVC window. Plumbing for automatic washing machine, wall mounted central heating boiler and down lighting.

BEDROOM ONE

12' 1" x 8' 6" (3.68m x 2.59m) Located at the rear of the property and having a central heating radiator and UPVC window.



EN-SUITE

7' 5" x 4' 10" (2.26m x 1.47m) Having a step in shower enclosure, pedestal wash basin, low level w.c, part tiled walls, tiling to the floor, UPVC window and central heating towel rail.

BEDROOM TWO

8' 3" x 7' 10" (2.51m x 2.39m) Having a central heating radiator and UPVC window



BATHROOM

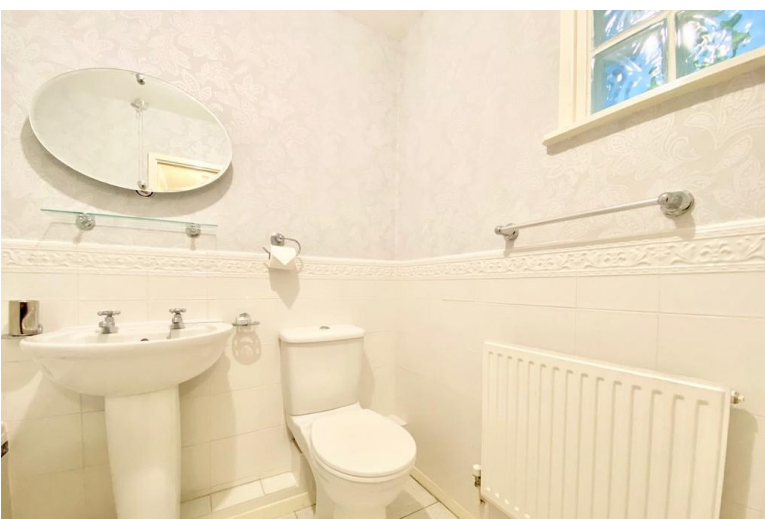
7' 5" x 5' 6" (2.26m x 1.68m) Panelled bath with a stainless steel shower mixer tap, low level w.c, partial tiling and pedestal wash basin.

EXTERNAL

There is a allocated car parking space and communal maintained garden to the rear.

DISCLAIMER

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

