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- Popular Location
- Close To Local Amenities
- Double Glazing
- One Bedroom
- Gas Central Heating
- Viewing Recommended



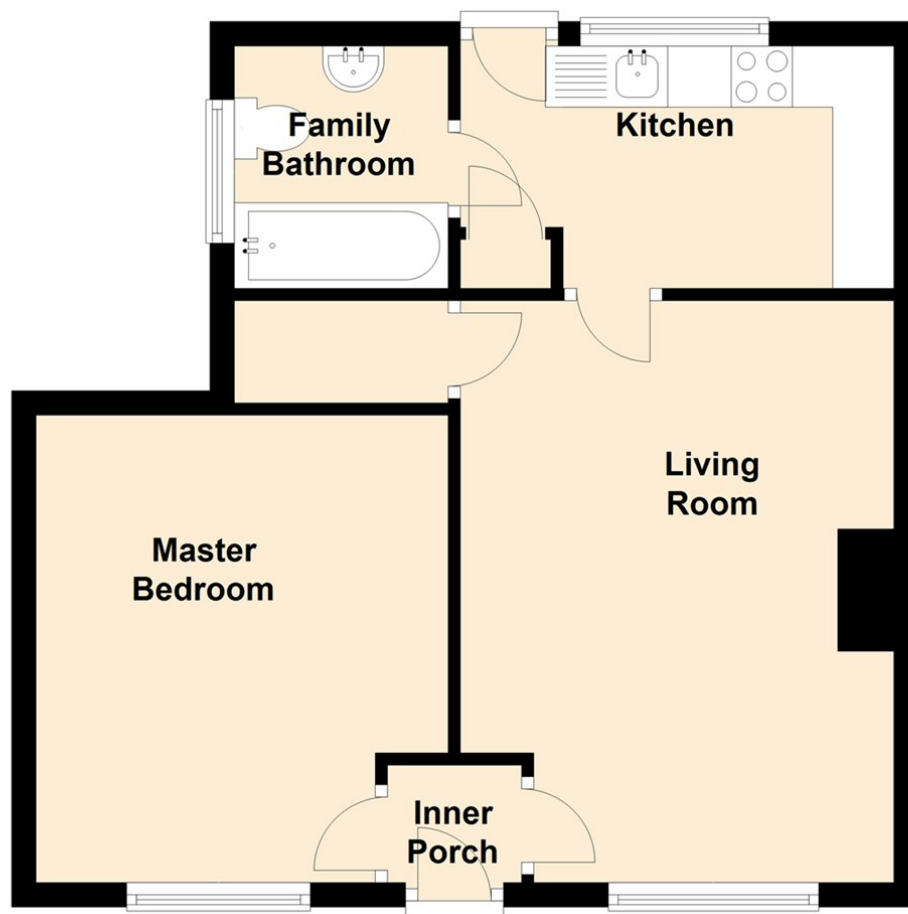




What the owner says... "The flat is perfectly situated in a quiet and enclosed area of Gosforth. The neighbours are friendly, respectful and always keep the pedestrianised street clean and tidy. I have spent many nights alone in the flat when my partner worked away and always felt safe and secure. The high street is perfect for socialising, there are multiple options for food, drinks and shopping." Located in the heart of Gosforth, this well presented, and well proportioned one bedroom flat offers wide ranging appeal, and would naturally appeal to the first time buyer, couples, professionals and the buy to let investor. Boasting many period features, character and charm. Internally, the accommodation briefly comprises: entrance hallway, lounge/diner, fitted kitchen, master bedroom and the family bathroom. Externally, there are enclosed gardens to the front aspect and low maintenance courtyard garden to the rear.



## Ground Floor



### The difference between house and home

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Living Room 15'7" x 11'7" (4.76m x 3.54m)

Master Bedroom 12'6" x 11'1" (3.82m x 3.37m)

Kitchen 6'6" x 11'7" (1.98m x 3.54m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	51	77
England & Wales	EU Directive 2002/91/EC	

Gosforth 0191 236 2070  
 Newcastle 0191 284 4050  
 Forest Hall 0191 605 3134  
 High Heaton 0191 270 1122  
 Low Fell 0191 487 0800  
 Tynemouth 0191 257 2000  
 Whitley Bay 0191 251 3000  
 Property Management Centre 0191 236 2680



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