





1



1



1

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

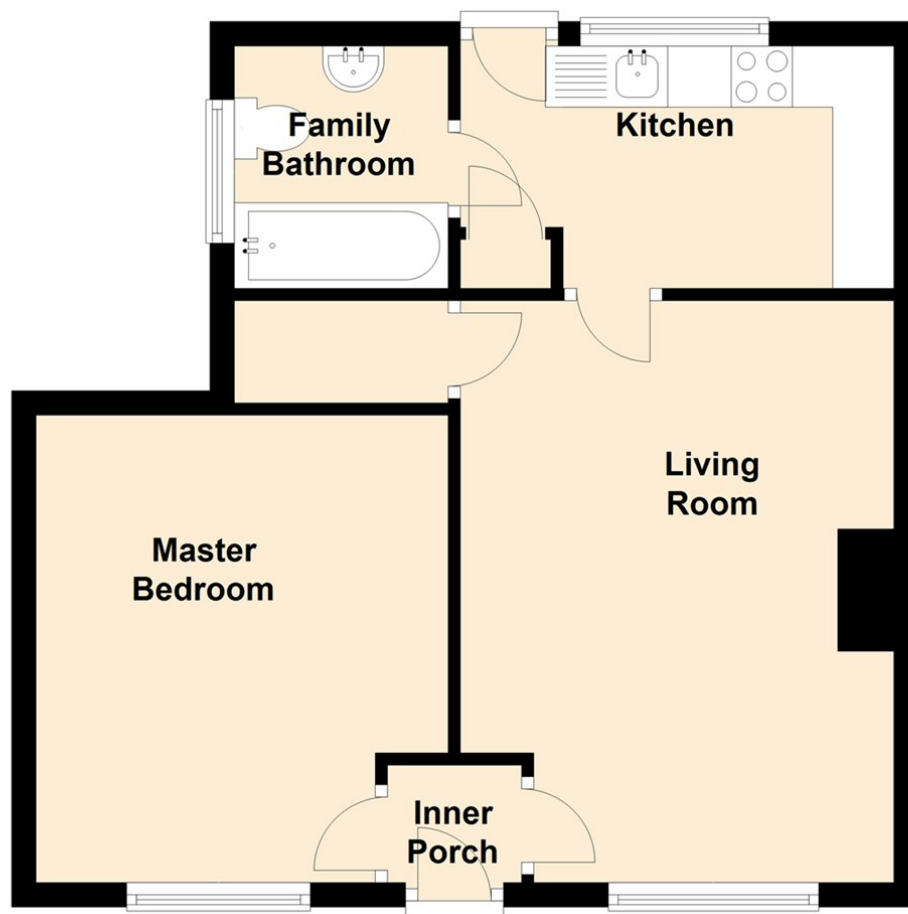




What the owner says... "The flat is perfectly situated in a quiet and enclosed area of Gosforth. The neighbours are friendly, respectful and always keep the pedestrianised street clean and tidy. I have spent many nights alone in the flat when my partner worked away and always felt safe and secure. The 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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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



www.janforsterstates.com

