





- Modern
- Balcony
- Lift Access
- Allocated Parking
- Ideal First Time Buy
- First Floor
- Master En-Suite
- Viewing Recommended





'Bellway Part Exchange, Priced to Sell'

This well presented two bedroom first floor apartment situated in Friars Wharf must be viewed. The property will appeal to a variety of buyers and briefly comprises:- communal entrance with stairs and lift access to the apartment, hallway, lounge with door leading to balcony, open plan diner area and modern kitchen, two bedrooms; the master with en-suite and a family bathroom. The property benefits from underfloor heating powered by a underground source heat pump which gives the property very low energy bills. Externally there are communal gardens and allocated parking. Viewings are highly recommended. For more information and to book your viewing please call our sales team on 0191 487 0800.





Lounge 18'7" x 13'5" (5.68 x 4.11)

Kitchen 10'9" x 6'4" (3.28 x 1.95)

Master Bedroom 15'7" x 9'2" (4.75 x 2.81)

Bedroom Two 14'6" x 9'9" (4.42 x 2.98)

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		
	70	71
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		
	79	80
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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