





- **Period Property**
- **Ground Floor Apartment**
- **Excellent Location**
- **Gas Central Heating**
- **Viewing Essential**
- **Large Reception Room**
- **One Bedroom Home**
- **Handy For Tynemouth**
- **UPVC Double Glazed**





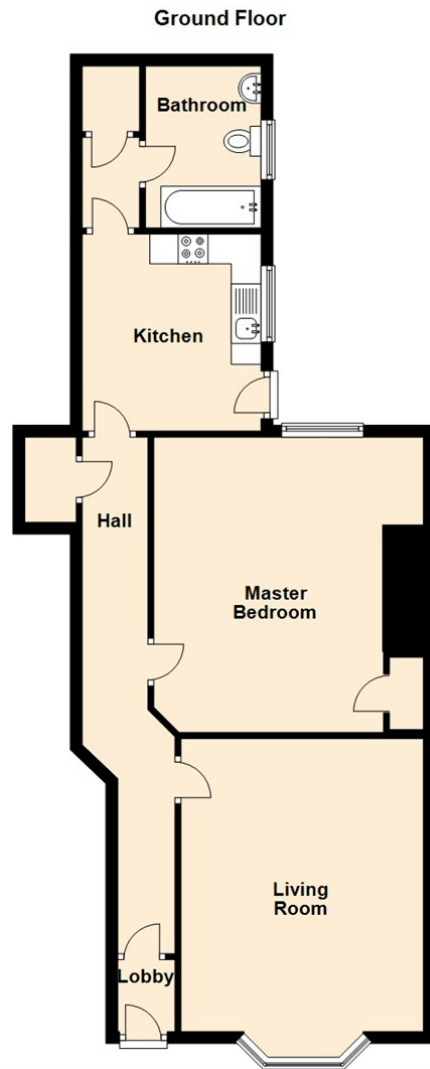
When it comes to searching for a flat that ticks all the boxes, this ground floor flat is without doubt a property that should be viewed as soon as possible. The current owner has had the property let for a while but has now decided to sell; so it comes with vacant possession.

As you would expect from a modern home the property offers many key features such as modern gas central heating, double glazing a well-appointed kitchen with modern wall and floor units and integrated appliances. The bathroom is modern and incorporates a shower. The general makeup of the property consists of an entrance hall, lounge, kitchen, one bedroom, bathroom WC and a yard to the rear with access across the upper flat yard.

The location of the property is very much in demand and is essentially owner occupied giving a true residential living experience. Very well located for access 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 15 minutes' walk away providing access to Newcastle City Centre and of course many main Tyneside attractions.

For more information and to book your viewing please call our Tynemouth sales team.





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 16'1" x 13'4" (4.92 x 4.07)

Kitchen 10'10" x 9'10" (3.31 x 3.00)

Master Bedroom 16'3" x 14'4" (4.96 x 4.39)

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		
	67	76
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		
	65	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

