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- First Floor Flat
- Two Bedroom Home
- Spacious Living Room
- Electric Storage Heating
- UPVC Double Glazing
- En-Suite Facility
- Secured Entry Phone
- Fitted Kitchen/Appliances
- Riverside Location
- Handy For The Tunnel





What the owner says... "I have lived here for a little while now and I must say it is a great place to live. It is so handy for the Tyne Tunnel, local shops and public travel links. It is on the first floor and offers great sized living space."

When it comes to looking for a flat that is in the right location, offers good sized accommodation and is well placed for all services, then this is the property to view.

The flat forms part of a purpose built development and briefly comprises:- communal entrance with a security entry phone system, communal hallway, bright and airy living room with Juliet Balcony, two double bedrooms; the master with an en-suite, a bathroom WC and a well appointed kitchen. There is also parking for your car. The property is warmed with electric heating and also has double glazing.

The property is a managed build and the occupants are obliged to pay a service charge. We are informed this is in the region of £124.00 per month. This amount should be verified by your solicitor for an official figure.

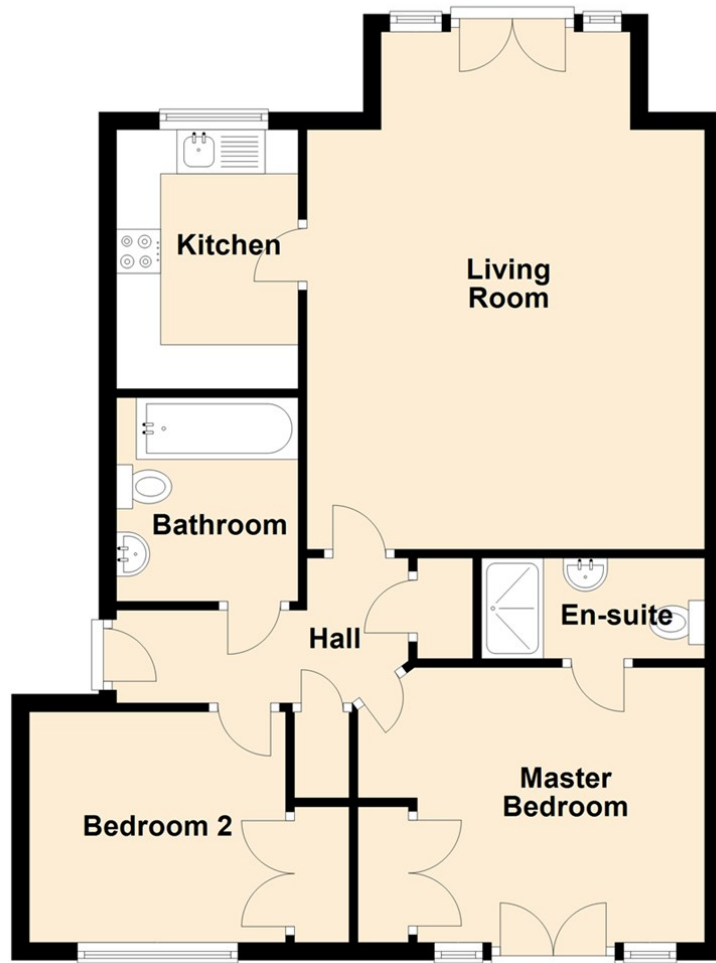
This particular location is very much in demand and the new owner will benefit from the fact that the property is well placed for access to a local superstore and public travel links to include the Metro Service which will have you into town in twenty minutes. The flat is also very well positioned for access to a stunning coastline with numerous attractions and wonderful walking routes.

This home offers not just great accommodation but a life style choice which is very appealing. The best way to get a feel for this is to go and have a look at the available property and all the surrounding facilities, we are sure you will be impressed.

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



Ground Floor



The difference between house and home

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Living Room 19'3" x 14'9" (5.87 x 4.51)

Kitchen 9'7" x 6'9" (2.94 x 2.06)

Master Bedroom 10'2" x 10'8" (3.12 x 3.26)

Bedroom Two 8'7" x 9'6" (2.62 x 2.91)

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		
	82	85
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		
	72	76
England & Wales	EU Directive 2002/91/EC	

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 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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