







- Exclusive Development
- Two Double Bedrooms
- Gas Central Heating
- Close To Amenities
- No Onward Chain
- Two En-Suite Bathrooms
- Allocated Parking
- Double Glazing
- Viewing A Must
- Recently Renovated





Absolutely stunning larger style two bedroom, two en suite apartment situation in the sought after development of Highbridge, Gosforth.

This pleasantly positioned second floor apartment offers easy access to a wealth of local amenities including well regarded schools, shops, supermarkets and leisure facilities with further amenities easily accessed in Newcastle via regular bus links, the nearby metro station and A1 motorway.

Internally the apartment has been meticulously renovated to an impeccable standard, briefly comprising: Entrance hall with two store cupboards, master bedroom with double fitted wardrobes and beautiful four piece en-suite bathroom, bedroom two also benefiting from a three piece en-suite shower room with double shower and two sets of fitted wardrobes, separate w/c, spacious lounge with bay window and access to a pleasant balcony and a high specification kitchen with high end inbuilt appliances and quartz work surfaces that has the provisions already installed to add a double oven or gas cooker if desired.

Externally the property benefits from beautiful well kept communal gardens and allocated parking. Other attributes include gas central heating, double glazing, integrated spotlights in the lounge, kitchen and bathroom as well as a secure intercom entry system. This property really does have to be viewed to appreciate the standard of accommodation on offer. For more information and to book your viewing, please call our sales team on 0191 236 2070.



#### Covid 19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time.



## Second Floor



### The difference between house and home

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Lounge 19'7" x 11'0" (5.98 x 3.36)

Kitchen 9'11" x 10'7" (3.04 x 3.23)

Master Bedroom 10'5" x 14'3" (3.18 x 4.35)

Bedroom Two 10'6" x 9'1" (3.21 x 2.77)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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