







- **First Floor Flat**
- **No Onward Chain**
- **Lift Access**
- **Master En-Suite**
- **Desirable Location**
- **Two Double Bedrooms**
- **Well Presented**
- **Private Balcony**
- **Allocated Parking**
- **Superb A1 Access**







Two bedroom first floor apartment with lift access, balcony and en-suite offered with no onward chain. The property has high quality fixtures and fittings throughout and is fully double glazed with secure ground level undercover parking with barrier access.

Internally the well presented accommodation briefly comprises:- open plan lounge/dining and kitchen area with French doors onto the private balcony, two bedrooms; the master benefiting from an en-suite. There is also a family bathroom and a spacious entrance hallway with storage.

The apartment is located in a modern purpose built block with lift access in a highly regarded area with excellent links to Gosforth and Newcastle City Centre through bus and A1 motorway links. Viewing is highly recommended.

#### 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.



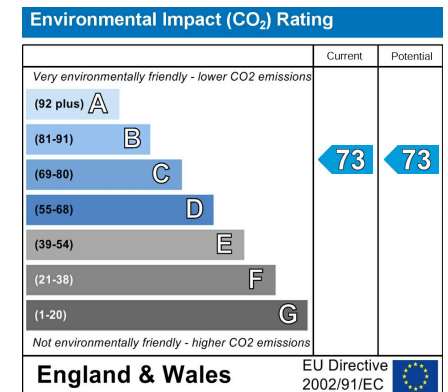
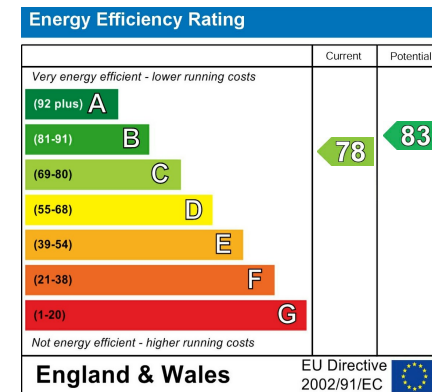


Lounge 12'7" x 28'8" (3.85 x 8.74)

Kitchen/Dining Room 6'7" x 8'9" (2.01 x 2.67)

Master Bedroom 9'9" x 12'7" (2.99 x 3.84)

Bedroom Two 9'9" x 7'8" (2.99 x 2.34)



## The difference between house and home

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