





- Modern Decor
- En-Suite Facility
- Balcony
- Spacious Accommodation
- Allocated Parking
- Two Bedrooms
- Local Amenities Nearby





This well presented two bedroom ground floor apartment must be viewed. The apartment is located within a popular residential part of Forest Hall and will appeal to a variety of buyers. Close a wide range of local amenities early viewings are recommended.

The property briefly comprises; communal hallway, hallway, spacious lounge with door to balcony, modern kitchen, two bedrooms; the main with an en-suite, and patio door leading on to the balcony, and there is also a modern bathroom. The property benefits from gas central heating and double glazing. Externally there are communal gardens and allocated parking.

For more information and to book your viewing please call our sales team on 0191 270 1122.

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. We may share contact numbers where requested by NHS to prevent the spread of Covid.



Ground Floor



The difference between house and home

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Lounge 14'11" x 11'9" (4.57 x 3.59)

Kitchen 6'3" x 9'10" (1.92 x 3.00)

Bedroom One 10'10" x 9'11" (3.32 x 3.03)

Bedroom Two 7'2" x 10'6" (2.20 x 3.21)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Gosforth	0191 236 2070
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