



2



1



1

- 2 Bed First Floor (of 3) Flat
- Lounge with Juliette Balcony
- Allocated Parking
- Ideal Professional Person/Couple/Investment

- Well Presented
- Breakfasting Kitchen
- Security Entry System

- Communal Hall, Stairs & Landing
- Bathroom/WC with Shower
- Sought After Development

This well appointed 2 bedroomed first floor apartment is pleasantly situated within this sought after development. Accessed via a communal hall, stairs and landing and with a security entry system, electric heating and sealed unit double glazing, the Reception Hall has an airing cupboard. The Lounge has French doors opening to a Juliette balcony, whilst the Breakfasting Kitchen is fitted with wall and base units, sink unit, split level oven with 4 ring ceramic hob with extractor over and integral washer with matching door. Bedroom 1 has a range of built in wardrobes and is to the rear. Bedroom 2 is to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with mains shower over and separate hand held shower.

Standing in communal grounds, there are allocated and visitor parking spaces. Hawks Edge is conveniently located for Gosforth Park and other local amenities. There are good road links into Gosforth, to the coast and into the city.

This property is ideal for a professional person or couple and would also make an excellent investment.

Reception Hall

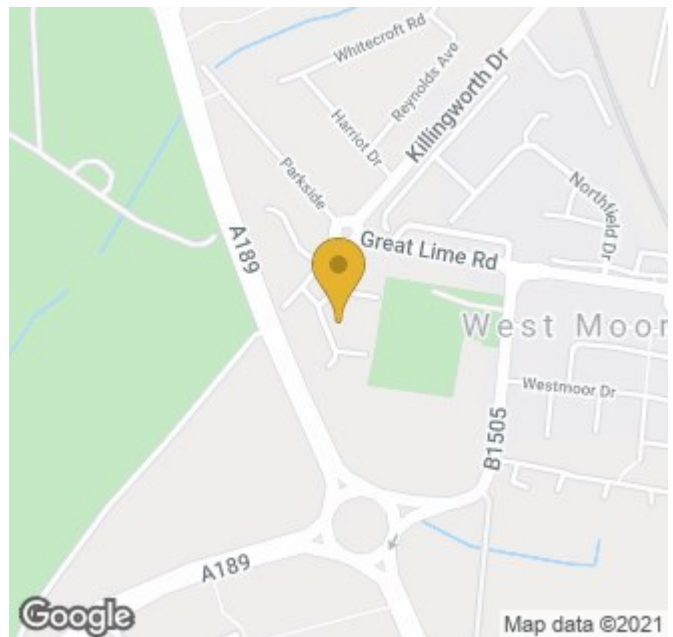
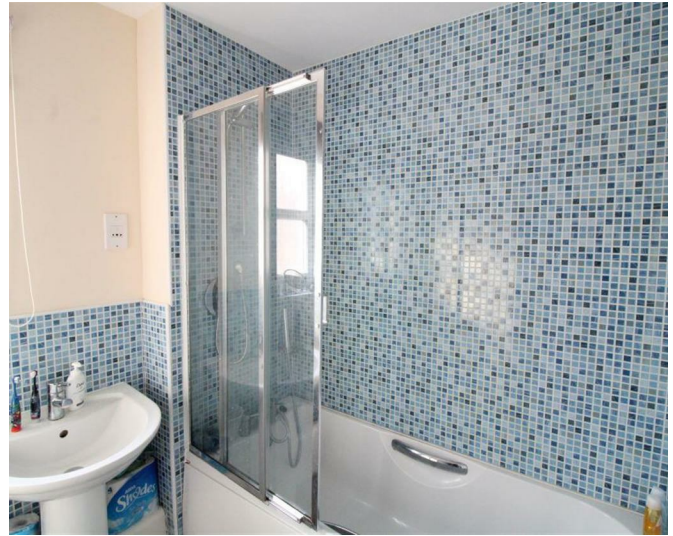
Breakfasting Kitchen 15'8 x 9' (4.78m x 2.74m)

Lounge 14'6 x 12'3 (4.42m x 3.73m)

Bedroom 1 13' x 10'6 (3.96m x 3.20m)

Bedroom 2 10'9 x 6'9 (3.28m x 2.06m)

Bathroom/WC 7'2 x 6'2 (2.18m x 1.88m)



Energy Performance: Current C Potential B

Council Tax Band: B

North Tyneside Council: 0345 2000 101

Forest Hall Primary/St Marys RC Primary Schools: 1.1 Miles

Longbenton High School: 2.1 Miles

Newcastle International Airport: 8.5 Miles

Newcastle Central Railway Station: 5.6 Miles

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.