





- **Top Floor Apartment**
- **Available NOW**
- **Close To Metro Station**
- **Excellent Transport Links**
- **Must Be Viewed**
- **Two Bedrooms**
- **Unfurnished**
- **Sought After Location**
- **Allocated Parking**





**\*\* Video Tour on Our YouTube Channel |  
<https://youtu.be/kXQ7wx73uC0> \*\***

**TOP FLOOR TWO BEDROOM APARTMENT Available NOW, in St James Village and offered unfurnished. Council tax band \*A\*.**

Jan Forster Lettings are delighted to offer for rental this two bedroom, top floor apartment in the popular area of St James Village in Gateshead. The property is a short walk to the Metro station and offers easy access into Gateshead and the City Centre.

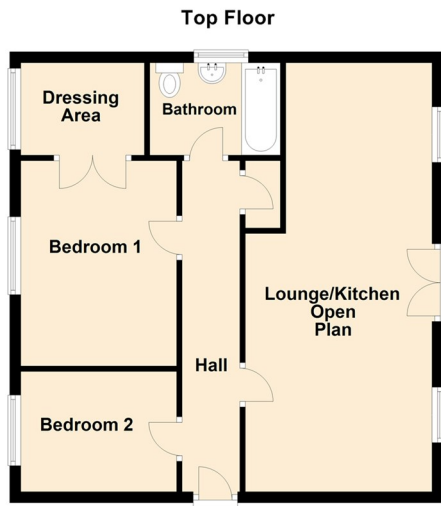
The property briefly comprises:- open plan lounge/modern fitted kitchen with appliances, two bedrooms; the main bedroom with walk-in cupboard, and there is also a family sized bathroom with shower over the bath. Externally there is an allocated parking space.

Internal viewings are highly recommended. For more details please contact our Low Fell office on 0191 487 0800.



#### **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-19.




Lounge/Kitchen Open Plan 25'4" x 11'0" (7.73 x 3.37)

Dressing Area 5'5" x 7'3" (1.67 x 2.23)

Bedroom 1 12'1" x 9'2" (3.70 x 2.81)

Bedroom 2 7'1" x 9'2" (2.17 x 2.81)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## The difference between house and home

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