







- Ground Floor Flat
- Gas Central Heating
- Double Glazing
- Central Location
- Well Appointed Kitchen
- Two Bedroom Home
- Council Tax Band \*A\*
- Fresh & Clean
- Handy For The Town
- Viewing Essential





**\*\* Video Tour on Our YouTube Channel |  
<https://youtu.be/Sn5TMD3-89s> \*\***

A very well presented ground floor flat which is available NOW on an unfurnished basis. The flat briefly comprises:- entrance hall, bright and airy lounge, kitchen with fitted wall and floor units, three piece bathroom WC with shower over the bath, two bedrooms and a shared rear yard. The property also boasts gas central heating and double glazing. Council Tax Band \*A\*.

This flat is placed well for ease of access to public transport links, such as the Mero service and local bus routes. There is an array of well educated schools and centres nearby and many local shops. Also, with the Royal Quays Marina only a 10 minute drive away.

Viewings are recommended. To book yours or for more information please call 0191 257 2000.

#### 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.





## Ground Floor



## The difference between house and home

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Living Room 13'6" x 12'5" (4.13 x 3.81)

Kitchen 10'2" x 6'7" (3.10 x 2.02)

Bedroom One 13'5" x 12'5" (4.09 x 3.81)

Bedroom Two 10'4" x 6'9" (3.16 x 2.07)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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