





- No Onward Chain
- Stunning Apartment
- Sought After Location
- First Time Buyers
- Modern Fittings
- Two Bedrooms
- Ground Floor
- Virtual Viewing Available





** Video Tour on Our YouTube Channel |
https://youtu.be/muAbNxBHk_4 **

Jan Forster are delighted to offer to the market this immaculately presented two bedroom ground floor apartment. The accommodation provides contemporary modern living and is situated at the edge of this popular and desirable modern development. The property is offered for sale with the benefit of no onward chain and is close to a range of local amenities.

Briefly comprising:- entrance hallway with built-in storage cupboards, open plan lounge leading to breakfasting kitchen with modern fittings. There are two bedrooms and a modern three piece fitted bathroom with shower over the bath. Externally there are communal gardens and allocated parking.

Early viewings come highly recommended as this property will appeal to a variety of buyers. For more information please call our Low Fell branch 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 18'9" x 11'5" (5.73 x 3.49)

Kitchen 11'4" x 6'8" (3.46 x 2.04)

Bedroom One 10'7" x 10'5" (3.25 x 3.18)

Bedroom Two 10'3" x 7'5" (3.13 x 2.28)

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

The difference between house and home

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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



www.janforsterstates.com

