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- Popular Location
- Two Bedrooms
- Open Plan Living
- Leasehold
- Viewing Recommended
- First Floor
- Juliet Balcony
- Close To Amenities
- Council Tax Band \*A\*
- Call For More Information







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

Jan Forster Estates welcome to the market this well presented two bedroom first floor apartment. Located within the popular St James village development, close to excellent transport links including Gateshead Stadium Metro, and only a short commute from the Metrocentre, and Newcastle City Centre

Internally the property briefly comprises:- communal entrance, hallway, lounge with Juliet balcony open to the kitchen which has fitted wall and floor units and an integrated oven and hob. There are also two double bedrooms and a modern family bathroom WC with three piece suite and shower over the bath. The property further benefits from gas central heating and double glazing. Externally there are communal gardens and allocated parking.

Early viewings come highly recommended. For more information and to book your viewing please call our Gateshead office on 0191 487 0800.

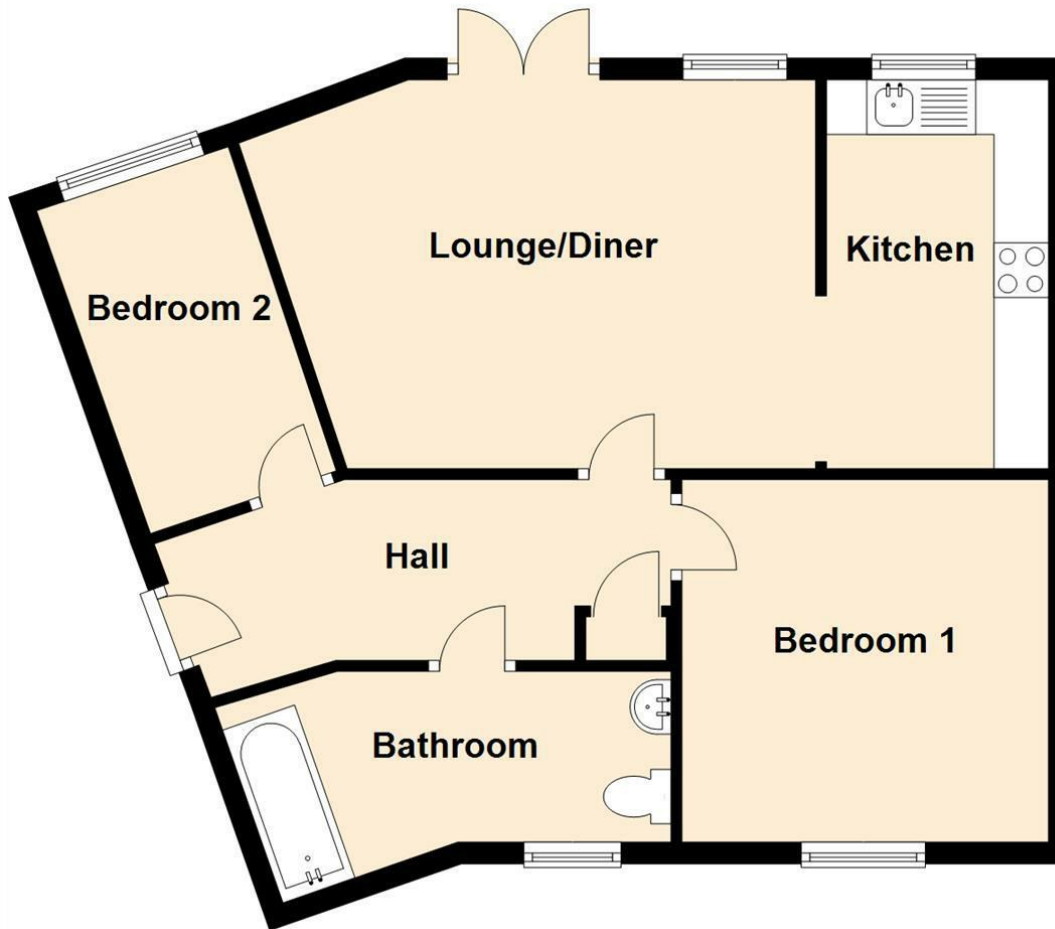
#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*A\*.



## First Floor



## The difference between house and home

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Lounge 18'2" x 11'6" (5.54 x 3.52)

Kitchen 11'5" x 6'6" (3.50 x 1.99)

Bedroom One 10'9" x 10'8" (3.30 x 3.27)

Bedroom Two 7'6" x 10'4" (2.29 x 3.16)

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

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



[www.janforsterestates.com](http://www.janforsterestates.com)

