





2



1



1

- Ground Floor Apartment
- Two Double Bedrooms
- Communal Gardens
- Excellent Amenities
- Allocated Parking
- Well Presented
- Village Location
- Metro Links





**** Video Tour on our YouTube Channel |
<https://youtu.be/lr4nS1fJcpA> ****

Situated in the heart of East Boldon village this two bedroom ground floor apartment must be viewed. Close to all local amenities and excellent transport and Metro links the property will appeal to a variety of buyers.

Briefly comprising:- communal entrance, hallway, spacious lounge with bay window, two double bedrooms, modern fitted kitchen/breakfast room, and modern shower room WC. The property benefits from electric heating and double glazing. Externally there are communal gardens and allocated parking on offer.

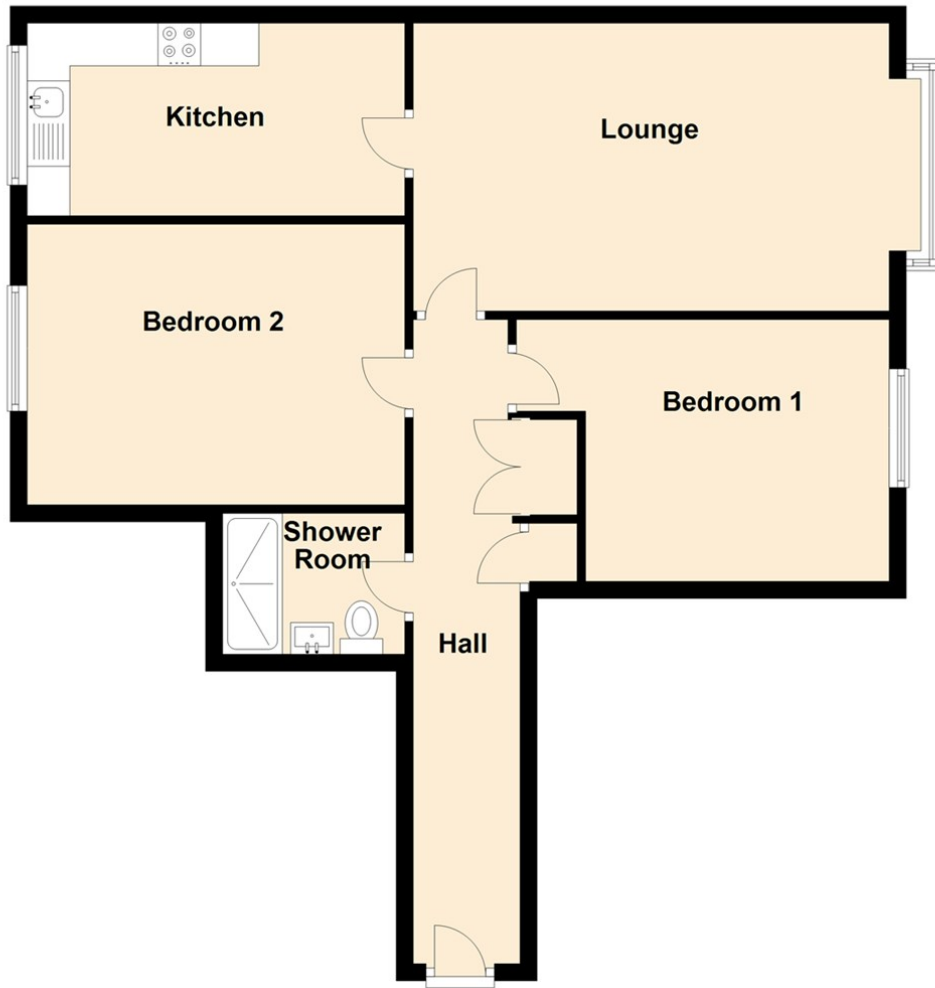
Early viewings are recommended. To book yours or for more information please call our sales team on 0191 487 0800.

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.



Ground Floor



The difference between house and home

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Lounge 18'5" x 11'1" (5.62 x 3.38)

Kitchen 7'2" x 14'3" (2.20 x 4.35)

Bedroom One 14'5" x 10'9" (4.40 x 3.29)

Bedroom Two 14'4" x 8'7" (4.37 x 2.64)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(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
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