







2



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- Second Floor Apartment
- Recently Refurbished
- Offered Part-Furnished
- Modern Fittings
- Central Location
- Two Double Bedrooms
- Off-Street Parking
- Available Immediately
- Viewings Recommended
- NO PETS







**\*\* Video Tour on Our YouTube Channel |  
<https://youtu.be/bhKJBpPar68> \*\***

Situated within central Low Fell, this two bedroom second floor apartment is offered part-furnished and available NOW.

The main entrance to the apartment block benefits from a telephone intercom system opening to the residents lobby. The apartment briefly comprises:- entrance hallway, bright and airy lounge/diner, and a kitchen with fitted wall and floor units, and modern appliances including a washing machine, hob, oven, and dishwasher. There are also two double bedrooms and a modern three piece bathroom with a shower over the bath. Externally, it is located amongst landscaped gardens with ample off-road parking for residents.

The sought after location delivers easy access to many amenities including well regarded schools, Team Valley, The Queen Elizabeth Hospital, and is well served by local transport links. It is also situated just a 5 minute drive from the famous, Angel of the North.

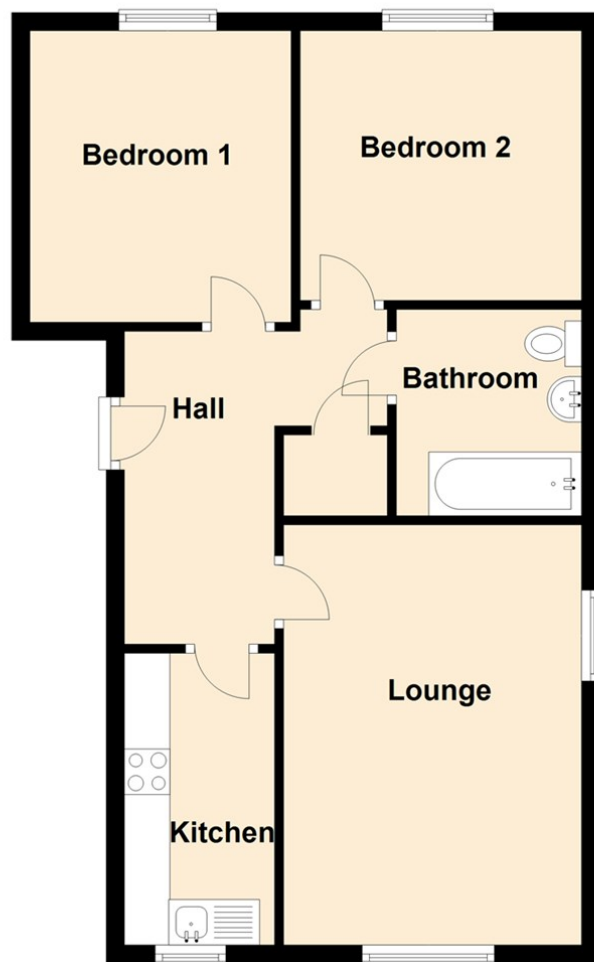
Early viewings are highly recommended, to book yours or for more information please call 0191 487 0800.

#### 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.

Council Tax band \*C\*

## Second Floor



## The difference between house and home

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Lounge 15'1" x 10'9" (4.62 x 3.28)

Kitchen 10'6" x 5'4" (3.21 x 1.65)

Bedroom One 10'6" x 9'4" (3.21 x 2.87)

Bedroom Two 9'8" x 10'1" (2.97 x 3.09)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	72
(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		

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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