





- No Upper Chain
- Executive Apartment
- Top Floor
- En-Suite
- Secure Underground Parking
- Leasehold
- Balcony
- Lift Access
- Two Bedrooms
- Council Tax band *C*





** Video Tour on our YouTube Channel | <https://youtu.be/8--zTPBDDIc> **

Offered for sale with no upper chain this two bedroom top floor executive apartment is sure to impress.

Located within a desirable residential area close to a wide range of local amenities including the ever popular Saltwell Park, the property will appeal to a variety of buyers.

Internally the property briefly comprises; communal entrance with lift and stair access to the top floor, entrance hallway, modern open plan lounge/kitchen/diner with built-in appliances and French doors to the balcony with fantastic views, two bedrooms; bedroom one with en-suite and there is also a three piece bathroom. The property further benefits from gas central heating and double glazing. Externally there is secure underground parking accessed via a remote control roller shutter door.

Early viewings come highly recommended. For more information please call our Low Fell branch on 0191 487 0800.

Tenure

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

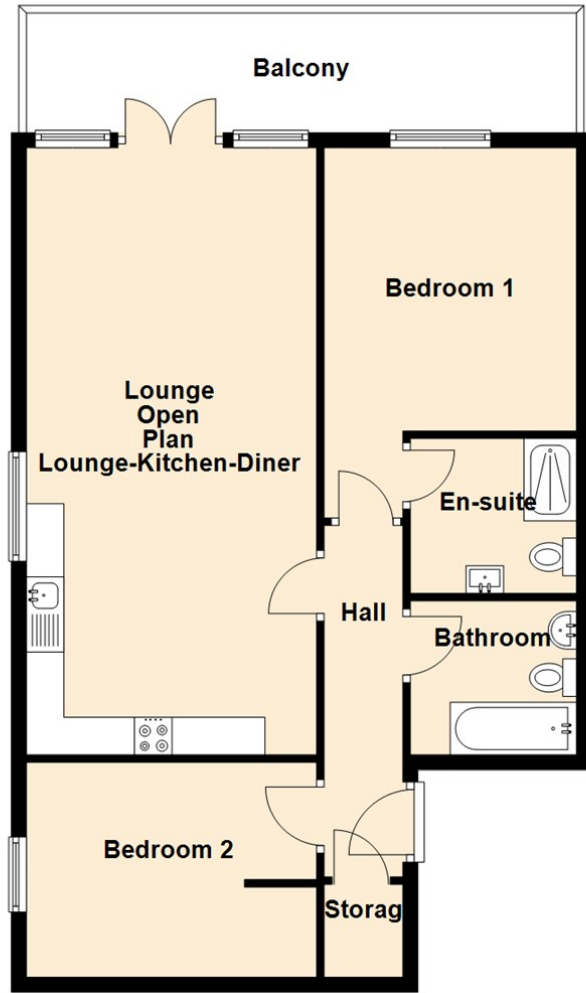
COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band *C*.



Top Floor




The difference between house and home

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Lounge Kitchen Diner 26'2" x 12'6" (8.00 x 3.82)

Bedroom One 15'5" x 10'10" (4.70 x 3.32)

Bedroom Two 12'7" x 9'5" (3.84 x 2.88)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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