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- Second Floor Apartment
- Three Bedrooms
- Resident Parking
- Sought After Location
- Leasehold
- Secure Entry System
- Balcony
- Great Rental Potential
- Must Be Viewed
- Council Tax Band







### THREE BEDROOMS | SECOND FLOOR APARTMENT | NO ONWARD CHAIN

Immaculately presented high specification three bedroom second floor apartment offered with no onward chain in the exclusive Kirkey Lodge.

The building is set in the grounds on Park Avenue, close to many local amenities and within easy access to the shops and restaurants on Gosforth High Street and Newcastle City Centre, with further amenities being accessed via the nearby A1 Motorway.

Internally the accommodation briefly comprises:- communal entrance, entrance hall with storage cupboard, modern breakfasting kitchen with access to a shared balcony, bright and airy lounge, three bedrooms and there is also a three piece shower room.

Externally there is on site, secure allocated parking behind remote control gates.

Early viewings come highly recommended. To book yours or for more information please call our Gosforth team on 0191 236 2070.

#### Tenure

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

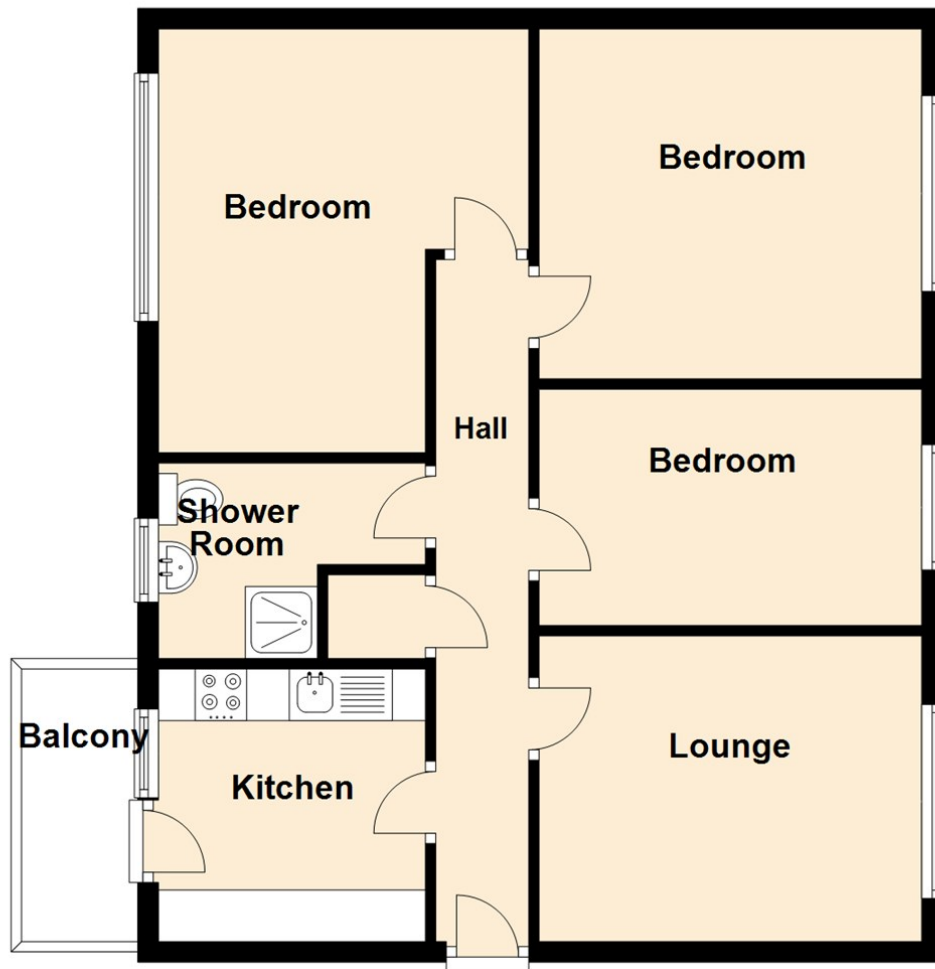
#### COVID-19 Guidelines

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

Council Tax band \*A\*.



## Second Floor



Lounge 12'0" x 15'1" (3.66 x 4.62)

Kitchen 8'8" x 8'5" (2.65 x 2.59)

Bedroom One 12'2" x 11'1" (3.71 x 3.39)

Bedroom Two 12'2" x 11'1" (3.71 x 3.39)

Bedroom Three 12'2" x 7'9" (3.71 x 2.37)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## The difference between house and home

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