







2



1



1

- Available Early December
- Part Furnished
- Ground Floor
- Two Bedrooms
- Close To Amenities
- Allocated Parking Space
- Council Tax Band: A
- Viewing Recommended
- Call For More Information







Forming part of this purpose-built development, this stunning two bedroom ground floor apartment is situated within the highly sought after Dukesfield and is truly a home to be proud of. Available early December and offered part furnished.

Internally the property briefly comprises:- communal entrance, private entrance hallway, charming bright and airy lounge/diner, kitchen with fitted units and an integrated oven and hob. There are two double bedrooms; the main with en-suite shower room and there is also a modern family bathroom WC. Further benefits include gas central heating and double glazing.

The area benefits from a wealth of local amenities and there are great schools within easy reach along with the Tyneside Metro service which will have you into Newcastle city centre within 20 minutes. Stunning local beaches are only some 10 minutes' drive away along with a variety of Tyneside attractions. The Cobalt Business Park and Silverlink Shopping Park are also within easy reach.

Externally there are communal areas, one allocated parking space and multiple visitors spaces.

We anticipate an extremely high level of viewings on this beautiful apartment. To arrange yours please call 0191 236 2070.

Council Tax band: A




## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



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

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

**Contact Us: 0191 236 2070**

