





 **Jan Forster**

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COMING SOON!**

Viewings being booked... register your interest today



Call **0191 236 2070** for more information



- Popular Location
- Two Bedrooms
- Close To Amenities
- Ideal First Time Buy
- Viewing Recommended
- Ground Floor Flat
- Garage In Block
- Leasehold
- Council Tax Band: A
- Call For More Information

This two-bedroom ground floor flat is pleasantly positioned on the popular Skelton Court in Kingston Park, offering comfortable and convenient living in a sought-after residential location.

Internally, the property briefly comprises an entrance porch leading into a comfortable and well-proportioned lounge, ideal for both relaxing and entertaining. The kitchen is fitted with a range of modern wall and floor units and includes an integrated oven and hob. There are two good-sized bedrooms along with a three-piece family bathroom featuring a WC, wash basin, and bath with overhead shower.

Additional benefits include gas central heating and double glazing throughout, ensuring warmth and energy efficiency. Externally, the property further benefits from a garage located in a separate block, providing secure parking or useful additional storage.

Kingston Park is a well-established and highly regarded area, particularly popular with families. The location is well equipped with a range of local amenities including schools, parks, leisure facilities, and shopping options, all within easy reach. Excellent transport links are also available, with several bus routes nearby and convenient access to the Metro, making commuting to Newcastle city centre and surrounding areas straightforward.

For further information or to arrange a viewing, please contact our sales team on 0191 236 2070.

Tenure: The agent understands the property to be leasehold; however, this should be confirmed by a licensed legal representative.


Council Tax Band: A

## The difference between house and home

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[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>		
(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**

