





2



1



1

- **Fantastic Location**
- **Close To Beach**
- **Ground Floor**
- **Two Bedrooms**
- **Local Amenities Nearby**
- **Gas Central Heating**
- **Double Glazing**
- **Council Tax band *C***
- **Call For More Information**





SPACIOUS, GROUND FLOOR, TWO BEDROOM APARTMENT with ALLOCATED PARKING.

Situated in a sought after location, in the heart of Tynemouth Village. A superbly presented flat available July 2024 and offered unfurnished.

Internally the property briefly comprises:- entrance hallway, lounge with French doors to garden, modern fitted kitchen with integrated oven and hob, two good-sized bedrooms and a contemporary bathroom WC with shower over the bath. The property further benefits from gas central heating and double glazing.

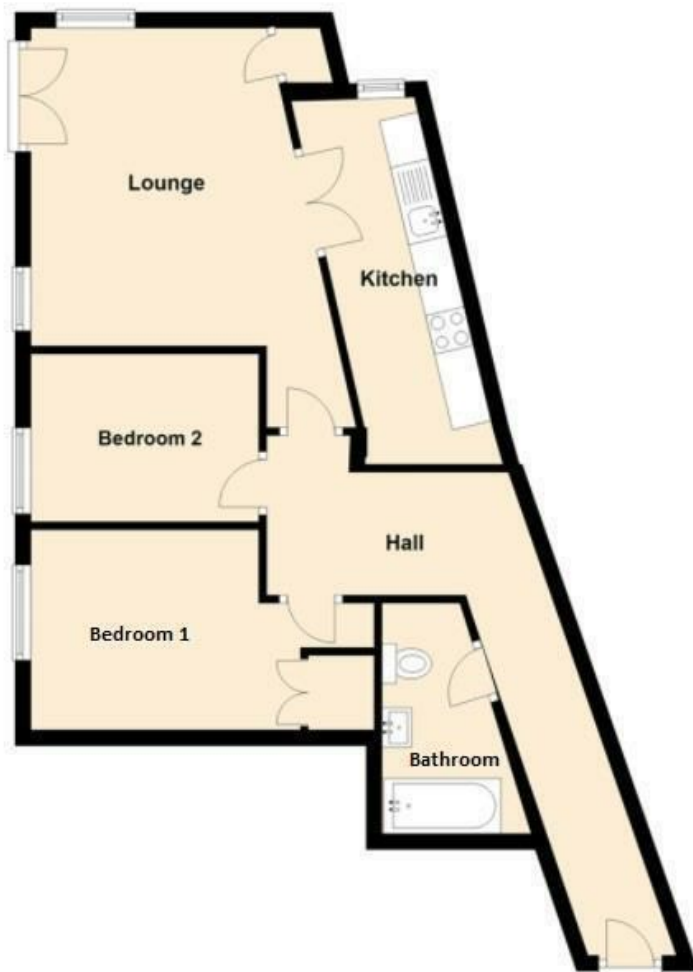
This enviable location is only a short walk from King Edwards Bay, and a fabulous variety of local amenities are within easy reach including cafes, bars and restaurants. The A1058 Coast Road is close by so you have a direct route towards Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service.

For more information and to arrange your viewing, please call our Tynemouth branch on 0191 257 2000.

Council Tax band *C*



Ground Floor



The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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Low Fell
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