



St Aidans Court, Tynemouth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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	



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £175,000

Description

WELL PROPORTIONED TWO BEDROOM FIRST FLOOR APARTMENT SITUATED WITHIN THIS SOUGHT AFTER DEVELOPMENT IN TYNEMOUTH CLOSE TO NORTHUMBERLAND PARK

Brannen & Partners are delighted to welcome to the market this spacious two bedroom first floor apartment which is ideally located within this sought after development in Tynemouth. Boasting good sized accommodation, two double bedrooms, fitted wardrobes and designated parking.

Briefly comprising: Secure communal entrance leading to stairs and a lift to the first floor. The private hallway offers access to all rooms as well as benefitting from a built in storage cupboard. The living room has a feature fireplace and boasts a dual aspect with a bay window to the front. The kitchen/breakfast room has fitted wall and base units including an integrated gas hob, electric oven, plumbing for a washing machine and space for a freestanding fridge.

Both bedrooms are doubles in size, one of which benefits from fitted wardrobes providing additional storage. The bathroom comprises a bath with shower over, hand basin and W.C.

Externally there are well maintained communal gardens and a designated parking bay.

This property is a short walk in to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach. Tynemouth Golf Club is a few minutes walk away as is the newly regenerated Northumberland Park ideal for pleasant walks.

Secure Communal Entrance

Private Entrance Hallway

Living Room
17'9" x 11'4"

Kitchen/Breakfast Room
12'5" x 7'6"

Bedroom One
13'9" x 8'6"

Bedroom Two
11'1" x 9'5"

Bathroom
6'2" x 5'5"

Externally
Externally there are well maintained communal gardens and a designated parking bay.

Tenure
Leasehold

