



## 32 Forster court, Gateshead, NE9 6HZ

£110,000

Welcome to this stunning first-floor apartment located in the heart of Low Fell, an area renowned for its vibrant local amenities, including cafes, restaurants, bars, and excellent transport links. This delightful flat offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a modern lifestyle. Upon entering, you will find a secure communal entrance that leads to a welcoming hallway, complete with built-in eye-level storage. The apartment boasts two spacious double bedrooms, providing ample space for relaxation and rest. The living room is a highlight of the property, featuring a wall-mounted living flame effect fire that creates a warm and inviting atmosphere, complemented by stunning views that can be enjoyed from the comfort of your home. The kitchen is well-equipped with an integrated oven, making it a practical space for culinary enthusiasts. The modern bathroom adds to the overall appeal of the apartment, ensuring that all your needs are met. The current vendor has thoughtfully installed a new heating system, including slimline heaters, ensuring a cosy environment throughout the year.

Additionally, residents can enjoy the benefits of communal gardens, allocated parking, and visitors parking, enhancing the overall living experience. This beautiful apartment truly deserves a viewing to appreciate its charm and the lifestyle it offers. Don't miss the opportunity to make this lovely flat your new home in Low Fell.

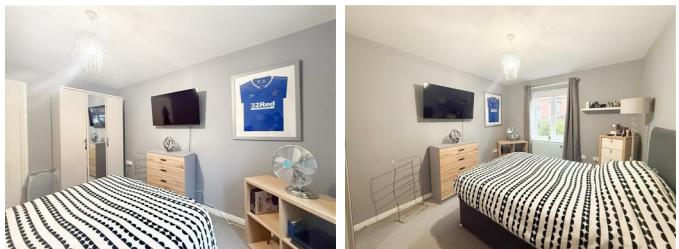
## COMMUNAL ENTRANCE

## FIRST FLOOR HALLWAY



## BEDROOM ONE

12'3" x 9'5" (3.75m x 2.89m)



## BEDROOM TWO

9'10" x 9'6" (3.00m x 2.91m)



## BATHROOM

7'3" x 6'7" (2.22m x 2.02m)



## LIVING ROOM

14'8" x 9'8" (4.49m x 2.97m)



## KITCHEN

12'8" x 5'2" (3.88m x 1.60m)



## ALLOCATED AND VISITORS PARKING

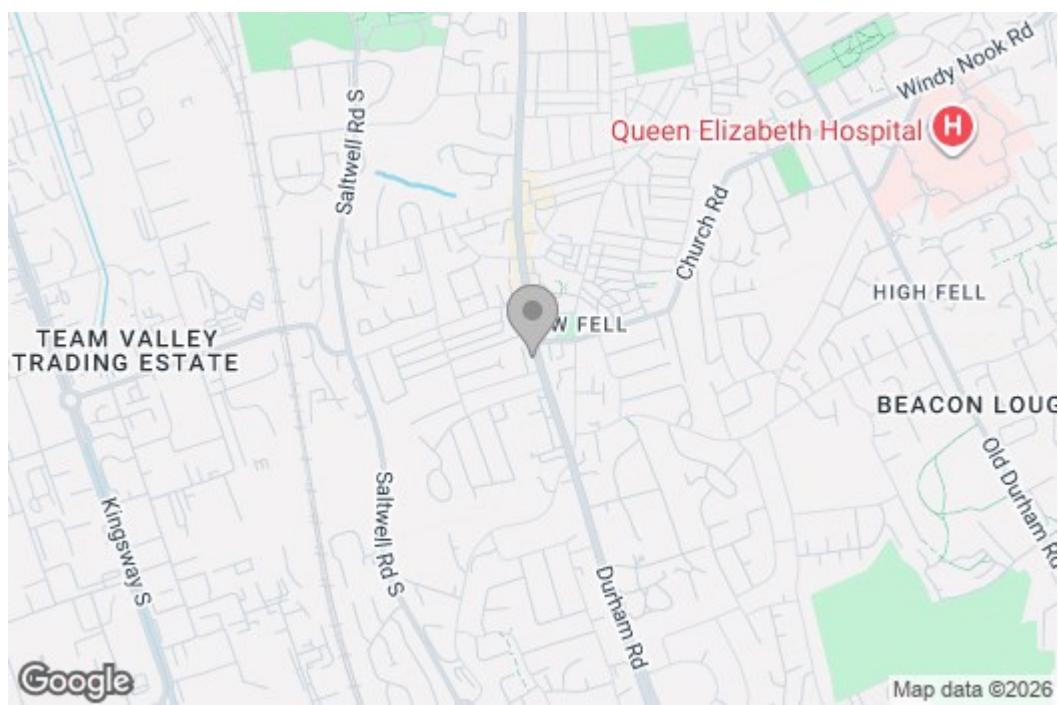
### Property disclaimer

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification

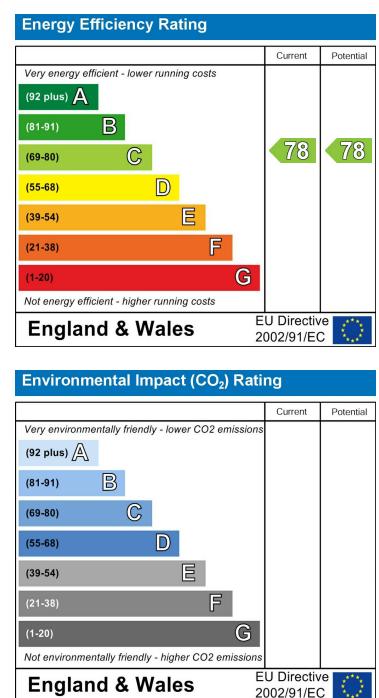
have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

## Floor Plan

### Area Map



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give an representation or warranty in respect of the property.