







- Ground Floor Apartment
- En-Suite Facility
- Beautiful Communal Gardens
- Allocated Parking
- No Onward Chain
- Two Double Bedrooms
- Ample Storage
- Secure Gated Entry System
- Good Transport Links
- Video Tour Available







**\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/FDnVqDvuoBM> \*\***

Jan Forster Estates are pleased to present to the market this fantastic luxury ground floor apartment with a balcony which is located in the popular Whinstone Mews, just a short walk from Benton Metro Station, and is offered for sale with no onward chain.

The spacious accommodation comprises:- entrance hallway, lounge/diner with bay window to the front and a balcony to the rear looking out onto the beautiful communal gardens, integrated bespoke kitchen with fitted wall and floor units, two double bedrooms; both with built-in wardrobes and the main with an en-suite shower room, and a separate three piece bathroom WC. Externally, there is secure electric gated access for residents and visitors car parking and a range of communal gardens.

We anticipate a high level of viewings on this rarely available apartment. To arrange yours or for more information, please call our sales team on 0191 270 1122.

#### Tenure

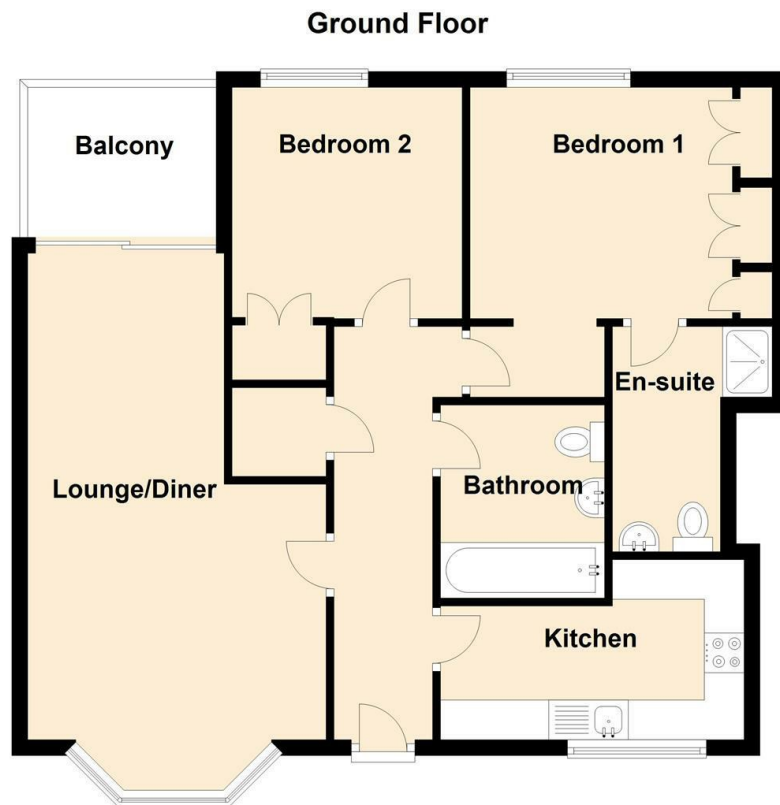
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

#### Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.

Council Tax band \*B\*





Lounge 20'5" x 12'2" (6.23 x 3.72)

Kitchen 12'5" x 7'5" (3.81 x 2.27)

Bedroom One 9'6" x 10'4" (2.90 x 3.15)

Bedroom Two 9'6" x 9'5" (2.91 x 2.89)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## The difference between house and home

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