

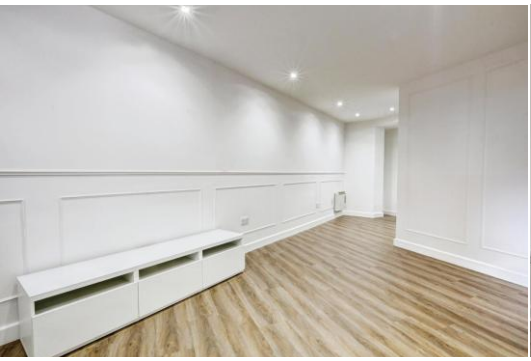
Marconi House

Melbourne Street, Newcastle Upon Tyne, NE1

Asking Price: £155,000

STYLISHLY REFURBISHED CITY CENTRE APARTMENT WITH PARKING | CONTEMPORARY TWO BEDROOM HOME IN PRIME QUAYSIDE LOCATION | NO ONWARD CHAIN | A stylishly refurbished ground floor apartment in the heart of Newcastle city centre, offered with no onward chain. Located within the impressive Marconi House on Melbourne Street, this two bedroom, two bathroom property has been modernised throughout, including new flooring, two updated shower rooms and a sleek, contemporary kitchen with stone-effect worktops and integrated appliances. The building is well maintained with secure entry, lift access, and allocated parking. Ideally positioned between the Quayside and city centre, within easy reach of Central Station, restaurants and local amenities. A standout apartment within the development, finished to a high standard throughout and ready to move straight into. Energy Efficiency Rating B. Council Tax Band D.

- Two Double Bedrooms
- Two Shower Rooms
- Refurbished Throughout
- Ground Floor Position
- Allocated Parking
- Secure Entry System
- No Onward Chain
- Prime City Location





Hallway
Electric wall radiator, ceiling spotlights, storage cupboard housing hot water cylinder and washing machine.

Living / Kitchen

Living Area
Electric wall radiator, two double glazed windows, ceiling spotlights.

Kitchen Area
Range of wall and base units with work surfaces incorporating; sink unit with mixer tap, electric oven and hob, tiled splashback, built in dishwasher, space for fridge freezer, ceiling spotlights.

Bedroom One
Two double glazed windows, ceiling spotlights, electric wall radiator.

Ensuite
Towel rail radiator, tiled flooring, floating wash basin, WC, walk in tiled shower cubicle, ceiling spotlights, extractor fan.

Bedroom Two
Double glazed window, electric wall radiator.

Bathroom
Towel rail radiator, tiled flooring, vanity unit wash basin, WC, walk in tiled shower cubicle with additional rainfall shower head, ceiling spotlights, extractor fan.

Sales and Lettings Office:
21 Grey Street
Newcastle upon Tyne, NE1 6EE

Property Management Office:
Cheviot House, Beaminster Way East
Newcastle upon Tyne, NE3 2ER

0191 222 1000
www.livingspaces.co.uk

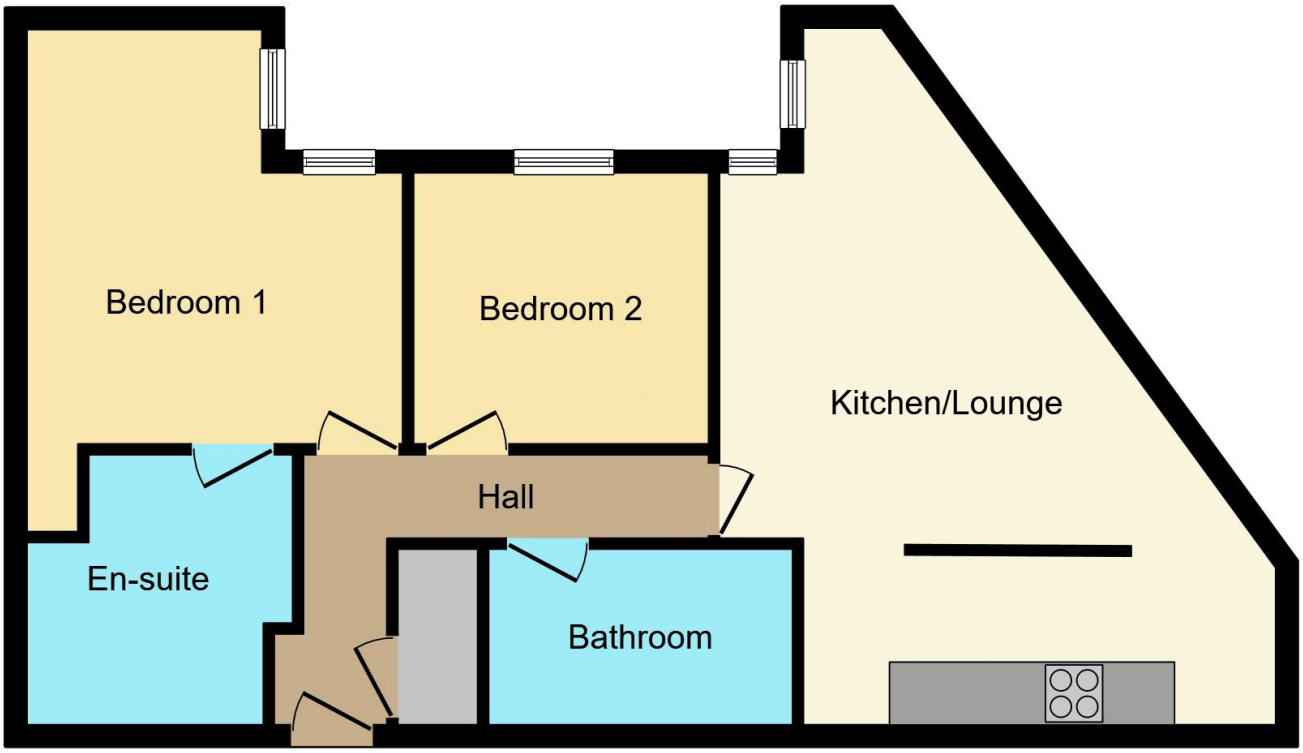


Leasehold Information
The remaining term on the lease is 104 with the term expiring on the 31/12/2129. The annual service charge is £3219 approximately. The ground rent is paid annually and is £175, and is fixed throughout the term of the lease. Please be advised we have not inspected the headlease.

Material Information
Tenure: Leasehold.
The block is managed by Marconi House RTM Company Limited.
Council Tax: Band C. Authority; Newcastle City Council For current rates please visit; https://new.newcastle.gov.uk/council-tax/council-tax-explained/council-tax-bands
Utilities: Mains sewerage, water and electricity are connected. Please note there is no gas supply to the property.
Broadband: Follow the link to check broadband providers and speeds; www.Broadbandcheck.co.uk
Mobile Phone Coverage: Follow the link to check mobile signal for all networks; www.Signalchecker.co.uk
Parking: There is an allocated parking bay for the property, Fob access required for garage.

There is an EWS1 form available for Marconi House, please enquire for further details.

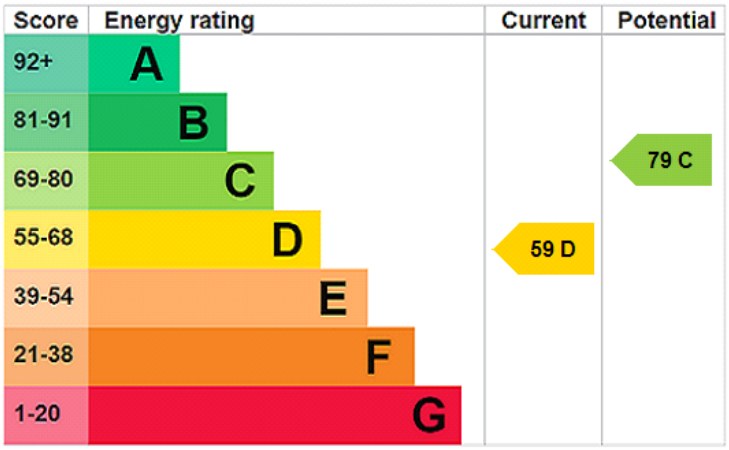
Internal remediation works are required and funding is yet to be agreed.



Floor Plan

Total floor area: 62.4 sq.m. (672 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Disclaimer
Please note, this is a draft copy of the marketing brochure.
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Kingston Property Service Limited Trading as Living Spaces, Cheviot House, Beaminster Way East, Kingston Park, Newcastle upon Tyne, NE3 2ER. Company Registration No. 04032016

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