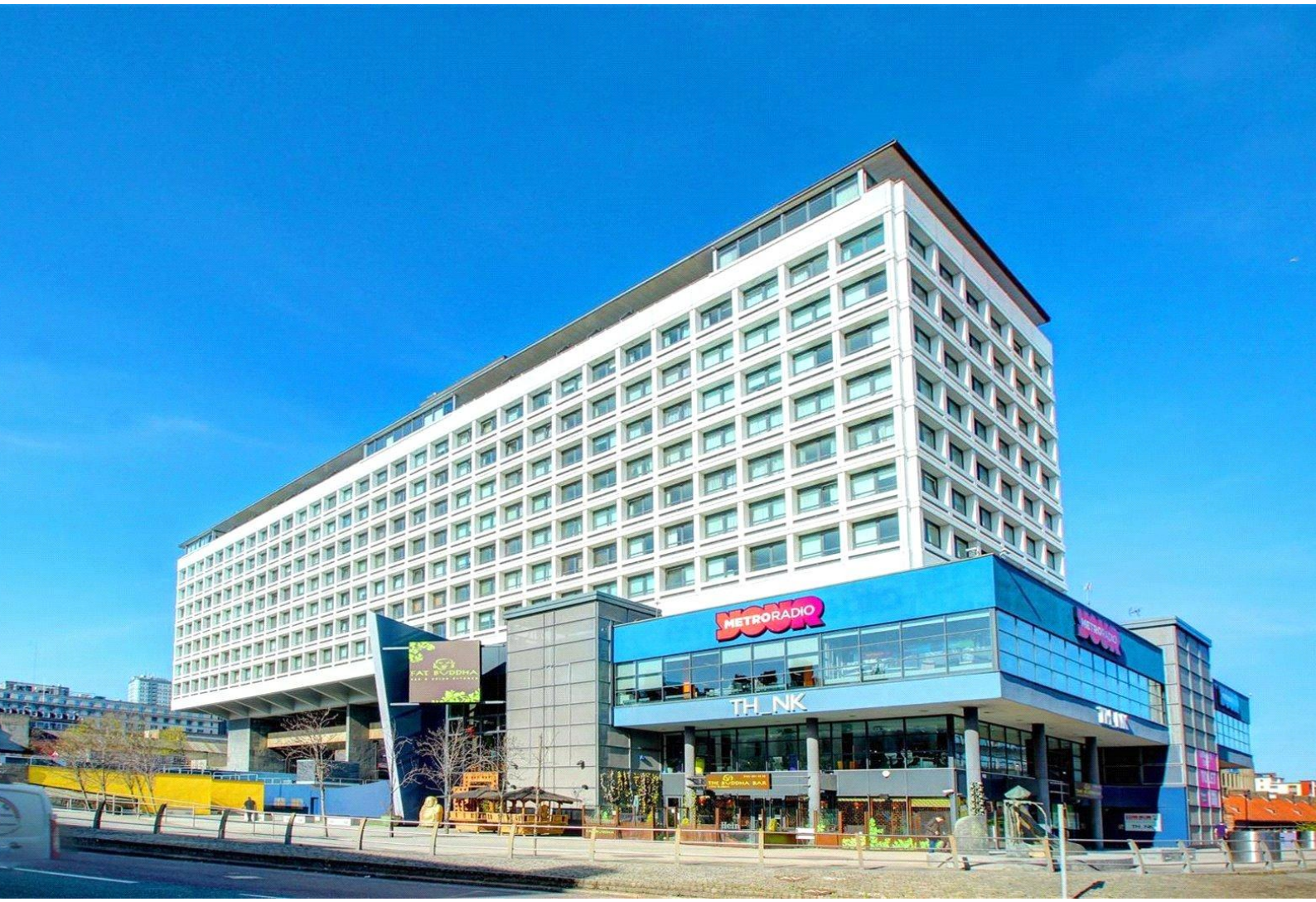


55 Degrees North

Pilgrim Street, NE1

Asking Price: £150,000

TWO BEDROOM, TWO BATHROOM APARTMENT WITH ALLOCATED GATED PARKING | NO ONWARD CHAIN | Located within the iconic 55 Degrees North development in Newcastle City Centre, this well-presented apartment offers an excellent opportunity for both owner-occupiers and investors alike. The property briefly comprises an entrance hall, spacious open-plan living/dining/kitchen area, two double bedrooms, including a principal with en-suite, and a further modern bathroom. A key feature is the allocated gated parking space, a rare and highly sought-after benefit within the city centre. Offered with no onward chain, the property presents a straightforward purchase and strong investment potential. Situated in a prime central location, the apartment provides easy access to Newcastle's universities, hospitals, transport links, and a wide range of shops, bars, and restaurants. Energy Efficiency Rating D. Council Tax Band D.

- Two Double Bedrooms
- Two Bathrooms
- No Onward Chain
- Allocated Parking
- Gated Development
- City Centre Location
- Strong Investment Potential
- 55 Degrees North Development





Entrance Hall
Wall mounted electric heater.

Open Plan Kitchen/Living/Dining Area (6.31m x 4.15m)

Kitchen Area
Range of wall and base units with roll edge worktop surfaces incorporating stainless steel sink unit with mixer tap, electric hob and oven, washing machine and dishwasher, integrated fridge and freezer.

Living/Dining Area
Double glazed windows, wood effect flooring, wall mounted electric heater.

Bathroom (3.12m x 1.17m)
Panel bath with shower above, pedestal wash basin, WC, tiled flooring, part tiled walls.

Bedroom One (8.93m x 3.00m) MAX
Double glazed window, fitted wardrobe, wall mounted electric heater.

Ensuite Shower Room (2.30m x 2.02m)
Shower in tiled cubicle, wash hand basin, WC, part tiled walls.

Bedroom Two (3.10m x 2.73m)
Double glazed window, wall mounted electric heater.

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

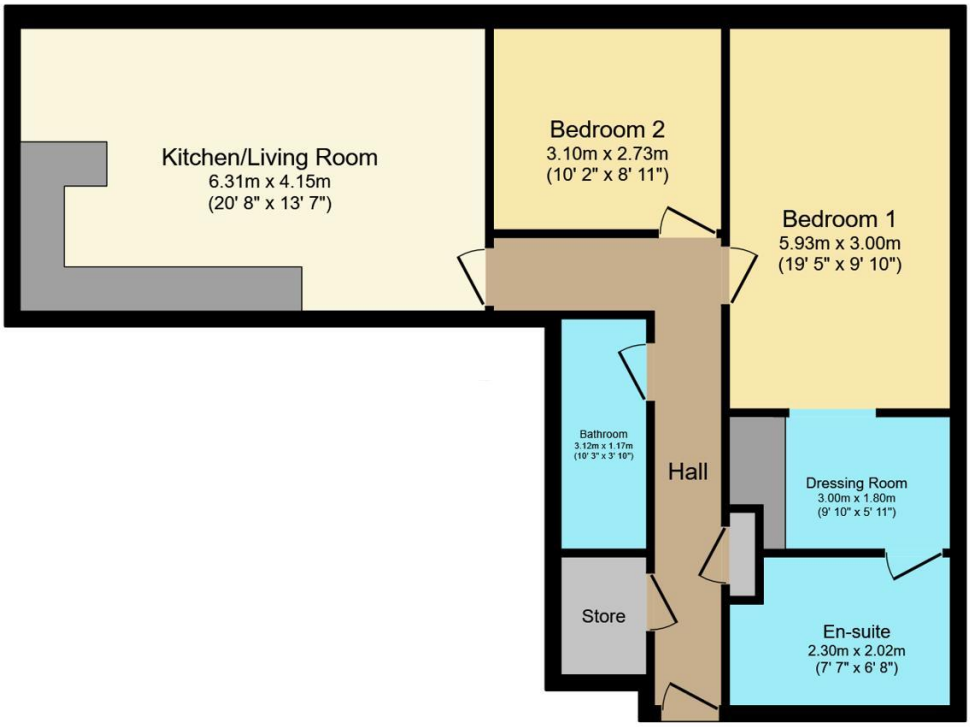
0191 222 1000
www.livingspaces.co.uk



Leasehold Information
We have been advised the remaining term on the lease is approximately 101 years (2026). The service charge is approximately between £3772.66 per annum approximately, and a ground rent of £200 per annum. Please note we have not inspected the head lease.

Material Information
This property is managed by Living Spaces.
Tenure: We have been advised the property is leasehold.
Council Tax: Band D. Authority; Newcastle City Council. For current rates please visit 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. Heating is via electric heating.
Broadband: Follow the link to check broadband providers and speeds; broadbandcheck.co.uk
Mobile Phone Coverage: Follow the link to check mobile signal for all networks; signalchecker.co.uk
Parking: There is an allocated parking bay available for this property which requires a parking permit and a fob.

You would need to instruct your solicitor to review the lease for any restrictive covenants, we have not been advised of any at the outset of marketing. Please note the lease can be made available upon request.



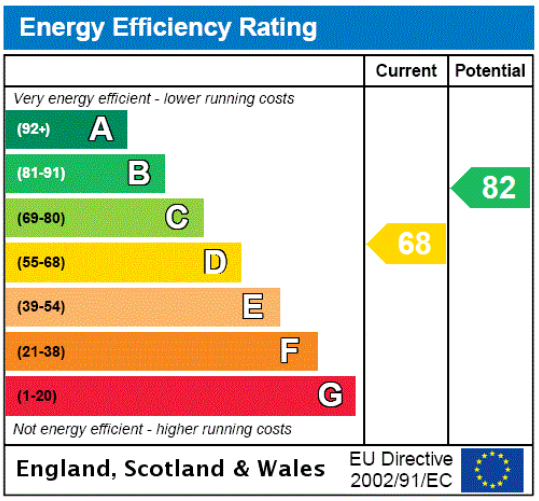
Floor Plan

Total floor area: 76.0 sq.m. (818 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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