

St Anns Quay

Quayside, Newcastle Upon Tyne, NE1

Asking Price: £180,000

| STUNNING TWO BEDROOM, TWO BATHROOM QUAYSIDE APARTMENT WITH BALCONY, RIVER VIEWS & ALLOCATED PARKING | Situated within the highly sought-after St Ann's Quay development on Newcastle's vibrant Quayside, this impressive corner-position apartment enjoys a spacious layout, excellent natural light and attractive views towards the River Tyne from its private balcony. Occupying a desirable corner aspect within the development, the property benefits from a bright and airy feel throughout, whilst being ideally placed for Newcastle City Centre, the Quayside's renowned bars and restaurants, and excellent transport links. An excellent opportunity for both owner-occupiers and investors seeking a prime riverside location in the heart of Newcastle. Council Tax Band: C Energy Efficiency Rating: C.

- River View Balcony
- Corner Aspect Apartment
- Two Double Bedrooms
- Two Modern Bathrooms
- Quayside Location
- Allocated Parking
- Open Plan Living
- No Onward Chain





Entrance Hall
Telephone entry system, wall mounted electric heater, storage cupboard housing hot water cylinder and plumbing for automatic washing machine.

Living/Kitchen Area

Living Area 4.89m x 4.52m
Double glazed doors leading to balcony with River Tyne views, double glazed window, wall mounted electric heater, ceiling spotlights, television aerial and telephone points, open through to;

Kitchen Area
Range of wall and base units with worktop surfaces incorporating stainless steel sink unit, electric oven and hob with extractor above, space for fridge/freezer, integrated dishwasher, ceiling spotlights.

Bedroom One 4.75m x 2.89m
Double glazed window, wall mounted electric heater, fitted wardrobes, ceiling spotlights.

Bathroom - 2.43m x 1.83m
Tiled bath with shower above, pedestal wash basin, WC, ceiling spotlights, tiled walls and flooring.

Bedroom Two 3.52m x 3.06m
Double glazed window, wall mounted electric heater, fitted wardrobes.

En-Suite 2.32m x 1.46m
Walk in tiled shower cubicle, pedestal wash basin, WC, ceiling spotlights, tiled walls and flooring.

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



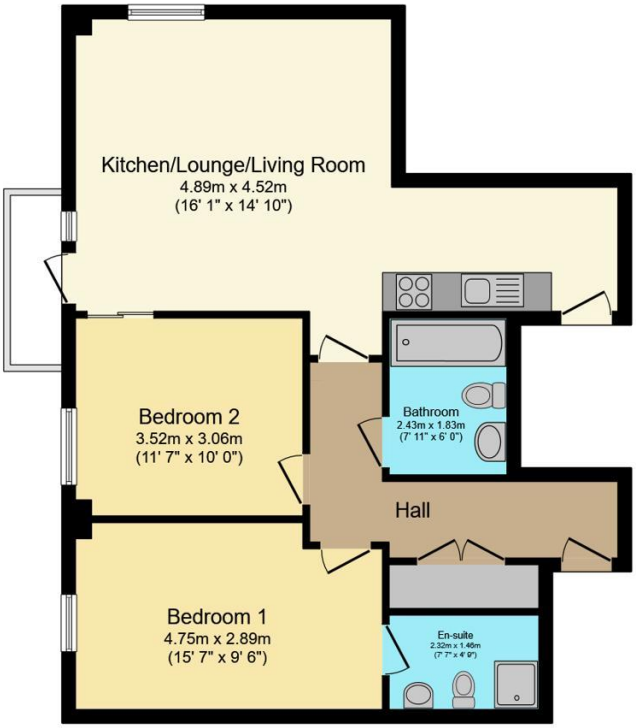
Leasehold Information
We have been advised at the outset of marketing there is a 999-year lease from 22 December 1999 (approximately 973 years remaining). The service charge is approximately £5366.82 per annum. Ground Rent is £250.00 per annum.

Parking is managed by East Quayside Management and charged via Adderstone separately. Please enquire for further information.

Material Information
Tenure: Leasehold. The block is managed by Kingston Property Services.
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. Heating is via electric heaters.
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 space in the adjacent car park.

Additional Information - We have been advised that the building has external cladding which is undergoing remedial works. please enquire for further information.

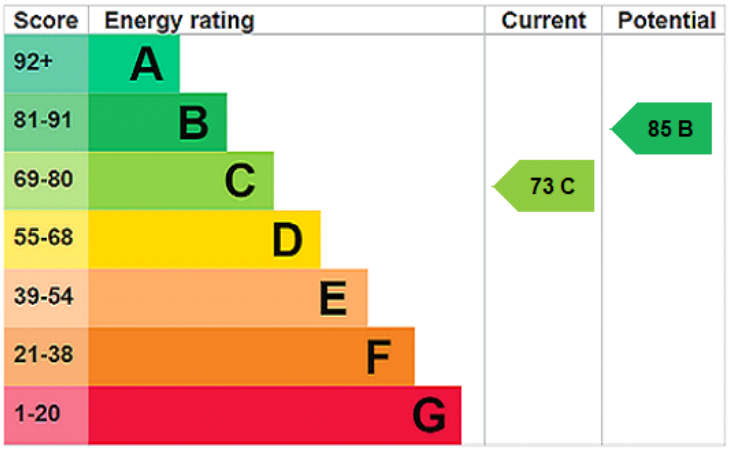
You would need to instruct your solicitor to review the lease for any restrictive covenants, we have not been advised of any at the outset of marketing. Please note the lease can be made available upon request.



Floor Plan

Total floor area: 72.3 sq.m. (778 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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