

Merchants Quay

46-54 Close, Newcastle Upon Tyne, NE1

Asking Price: £150,000

FULLY REFURBISHED QUAYSIDE APARTMENT | TWO BEDROOMS | TWO BATHROOMS | NO ONWARD CHAIN | An outstanding opportunity to purchase this recently refurbished two-bedroom, two-bathroom apartment, ideally positioned within the highly sought-after Merchant Quay development on Newcastle Quayside. Presented to an exceptional standard throughout, the property has undergone a comprehensive refurbishment and is offered in genuine turnkey condition, ready for immediate occupation. The accommodation briefly comprises a welcoming entrance hallway, spacious open-plan living and dining area, contemporary fitted kitchen with integrated appliances, two well-proportioned double bedrooms, an en-suite shower room to the principal bedroom, and a stylish main bathroom. Early viewing is highly recommended to fully appreciate the quality, location and lifestyle on offer. Energy Efficiency Rating C. Council Tax Band D.

- Fully Refurbished
- Turnkey Condition
- No Onward Chain
- Vacant Possession
- Quayside Location
- Two Bathrooms
- Ideal Investment
- First Time Buyer





Entrance Hall
Wood flooring, wall mounted electric heater, thermostat control, telephone entry system, storage cupboard housing hot water cylinder.

Living/Dining/Kitchen - 6.32m x 4.29m

Kitchen Area- Range of wall and base units with roll edge worktop surfaces incorporating stainless steel circular sink unit with mixer tap, tiled splashbacks, integrated electric oven and hob with stainless steel extractor above, integrated fridge, freezer and dishwasher, ceiling spotlights, wall mounted electric heater, wood flooring.

Living Area
Double glazed window, wall mounted electric heater, ceiling spotlights, wall mounted electric heater.

Bathroom 2.18m x 2.12m
Panel bath with shower above, wash hand basin, WC, part tiled walls, tiled flooring, electric shaver point, ceiling spotlights, wall mounted electric heater.

Bedroom One - 4.04m x 3.24m
Double glazed window, wall mounted electric heater.

Ensuite 1.60m x 1.44m
Shower in cubicle, wash hand basin, WC, part tiled walls, tiled flooring, electric shaver point, ceiling spotlights, wall mounted electric heater.

Bedroom Two 4.04m x 2.52m
Floor to ceiling double glazed windows, 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

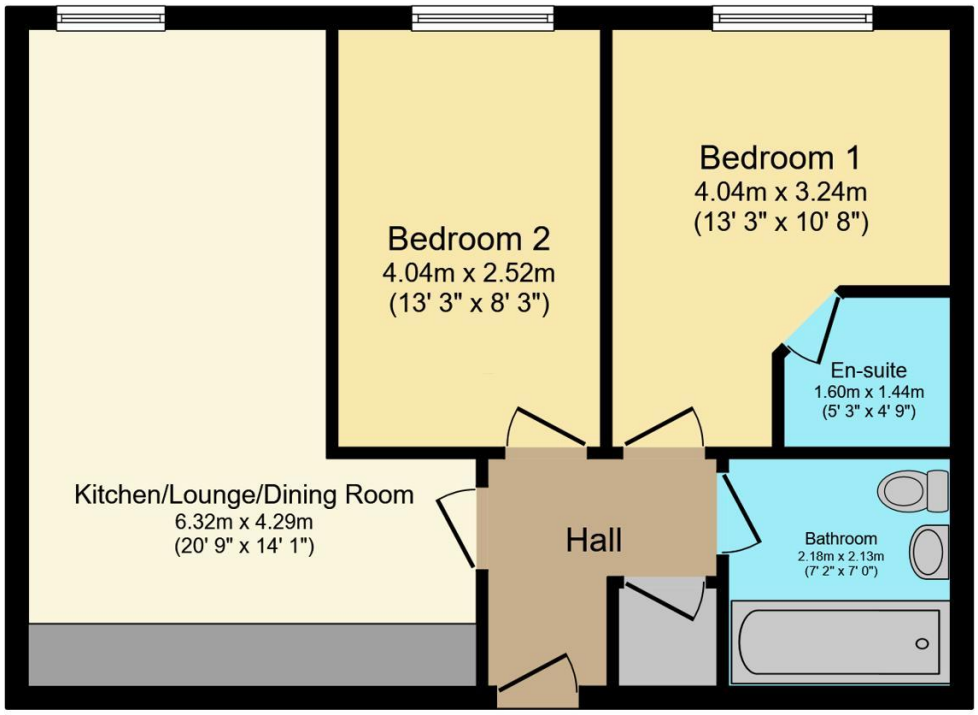
0191 222 1000
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Leasehold Information
We have been advised the remaining term on the lease is approximately 105 years (2026). The service charge is approximately £2816.18 per annum and a ground rent of £150 per annum. Please note we have not inspected the head lease.

Material Information
Tenure: We have been advised the property is leasehold. The block is managed by Kingston Property Services.
Council Tax: Band D. 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 no parking available with this property.

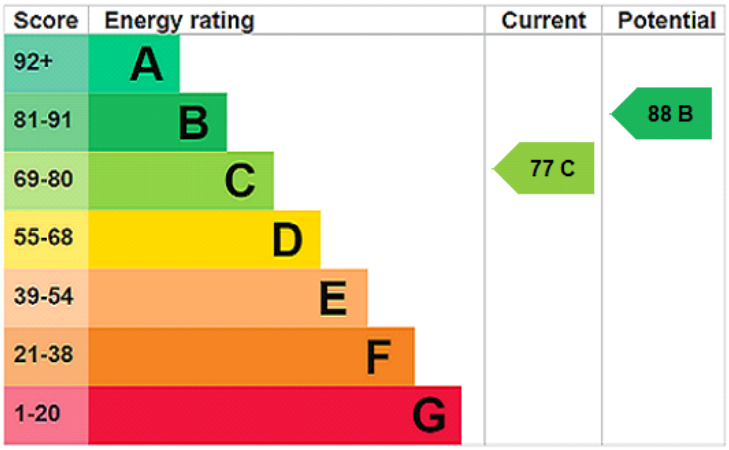
You would need to instruct your solicitor to review the lease for any restrictive covenants, we have not been advised of any at the outset of marketing. Please note the lease can be made available upon request.



Floor Plan

Total floor area: 55.4 sq.m. (596 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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