

Ouseburn Wharf

St Lawrence Road, Newcastle upon Tyne, NE6

Asking Price: £138,000

** OFFERED WITH NO ONWARD CHAIN, TWO BEDROOM RIVERSIDE APARTMENT WITH ACCESS TO THE CITY AND QUAYSIDE ** We are delighted to welcome to the sales market this spacious property in the popular Ouseburn Wharf development. Benefits include; Ensuite shower room, allocated parking and stunning views of the Tyne. Energy Efficiency Rating C. Council Tax Band C.

- Quayside Apartment
- River Tyne Views
- Two Double Bedrooms
- Ensuite Shower Room
- Popular Development
- Allocated Parking
- Access to City & Quaysides
- No Onward Chain





Entrance Hall
Wall mounted electric heater, telephone entry system, cupboard housing hot water tank, further storage cupboard.

Living/Dining Area 6.44 m x 4.66 m (Measurements to include Kitchen Area)

Double glazed door to Juliet balcony with views of the river Tyne, wall mounted electric heater, television aerial and telephone points, open to;

Kitchen
Range of wall and base units with roll edge worktop surfaces incorporating single drainer sink unit, fridge/freezer, washer/dryer, integrated oven and hob with extractor above, plumbing for washing machine, double glazed window to side elevation.

Bedroom One 2.84 m max > 2.39 m x 3.54 m max
Double glazed window to rear elevation, telephone points, wall mounted electric heater.

Ensuite Shower Room 2.09 m x 1.27 m
Shower in cubicle, wash hand basin, WC, tiled splashbacks, towel rail radiator.

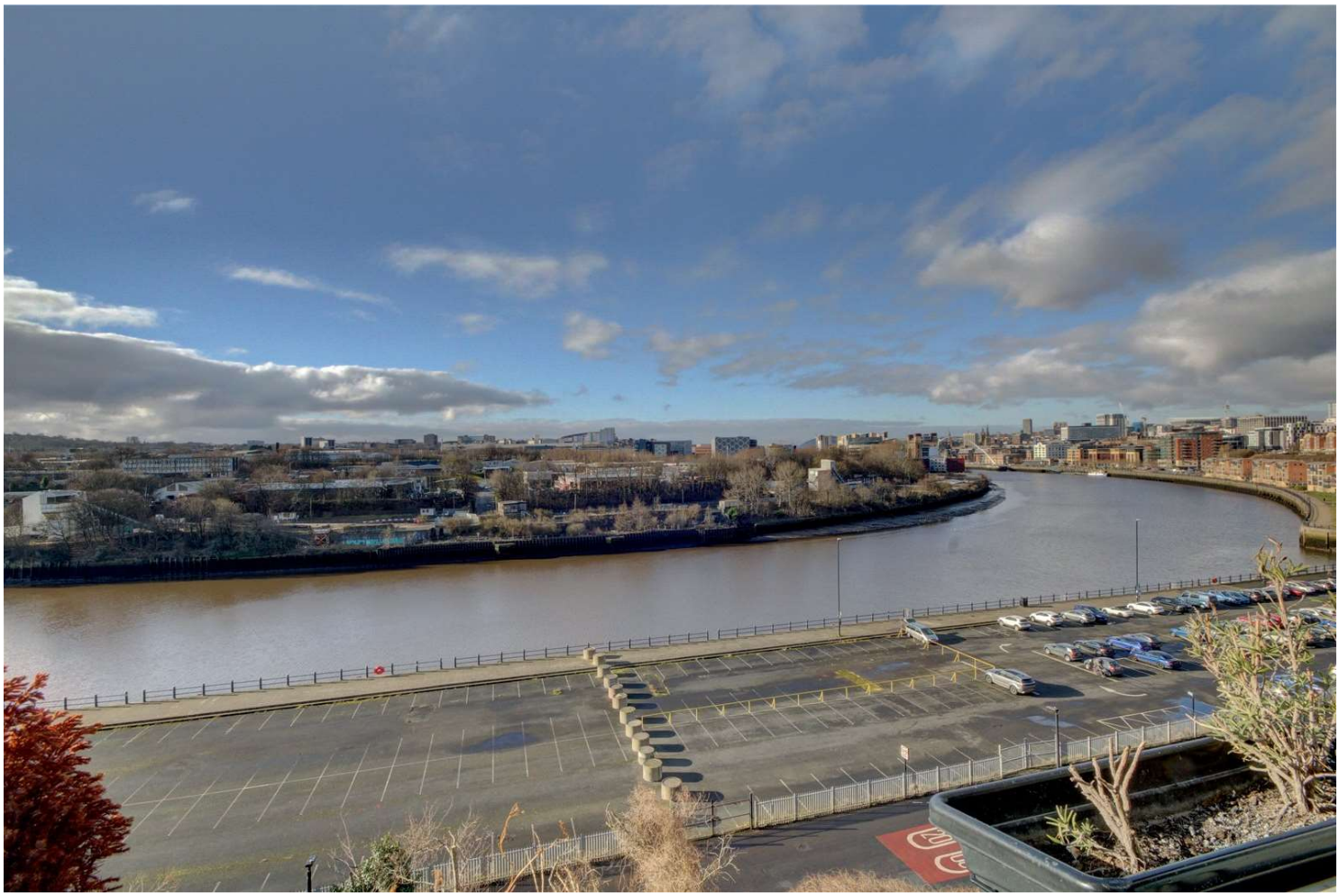
Bedroom Two 4.21 m x 2.39 m
Double glazed window to rear elevation, wall mounted electric heater.

Bathroom 2.07 m x 2.02 m
Panel bath with shower over screen, wash hand basin, WC, tiled splashbacks, towel rail radiator.

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

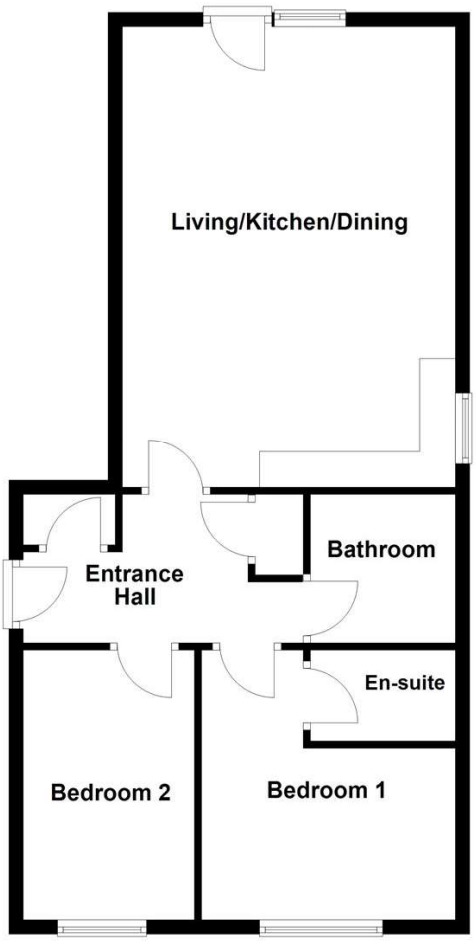


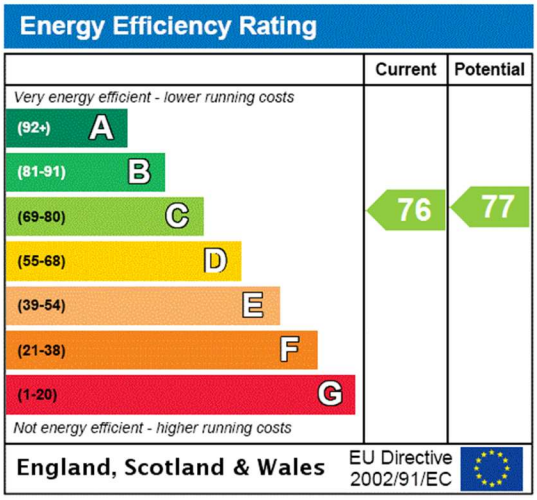
Leasehold Information
The property is Leasehold, we have been advised the lease is 249 years from 23/02/2007. Ground rent £200 pa, the ground rent increases by £200 every 25 years, next increase due in 2032. Service Charge £3058.88 pa approx.

Material Information
The block is managed by Kingston.
Council Tax: Band C. 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 parking available for this apartment, accessed by fob, any available bay.

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.

Top Floor





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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