


# Akenside House

## Akenside Hill, Newcastle Upon Tyne, NE1

## Asking Price: £195,000

MANHATTAN STYLE STUDIO APARTMENT | NEWCASTLE QUAYSIDE | CITY LIVING | Located on Akenside Hill, this studio apartment benefits from views of the Tyne Bridge, allocated parking, lift access and is offered with no onward chain. Well situated with access to a large range of local amenities, bars, restaurants and transport links. This accommodation provides; open plan kitchen/living area with bespoke bed and bathroom. Energy Efficiency Rating C. Council Tax Band D.

- Manhattan Style Apartment
- No Onward Chain
- Period Building
- Quayside Location
- Access to bars, restaurants and shops
- Lift Access
- Allocated Parking
- Gas Central Heating





Entrance Hall
Alarm system, ladder leading to storage above bathroom, leading to;

Open Plan Kitchen/Living/Bedroom Area
13.32m x 5.13m MAX

Bedroom Area
Double glazed windows to rear elevation, bespoke bed suspended from ceiling, built in wardrobes, storage cupboard housing gas boiler, radiator.

Kitchen Area
Range base units with worktop surfaces incorporating stainless steel single drainer sink unit, integrated appliances to include; electric oven and gas hob with stainless steel extractor canopy above, built in washing machine and space for fridge/freezer.

Living Area
Two steps up to living area with storage underneath, windows with secondary glazing to front elevation with views of the Tyne Bridge, radiator, exposed brick feature walls.

Bathroom
2.17m x 1.52m MAX
Bath with shower, pedestal wash basin, WC, tiled walls and flooring, electric shaver point, 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



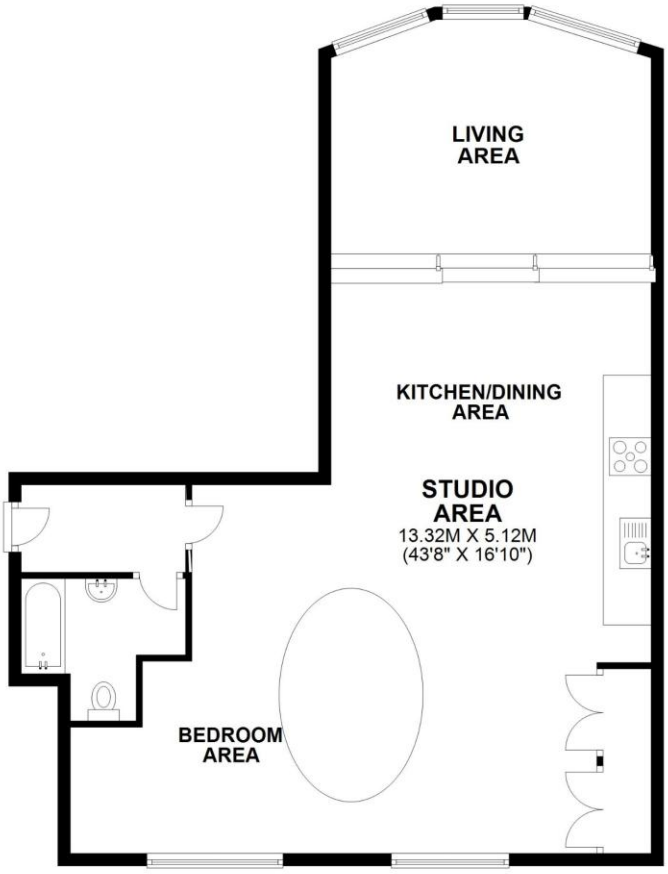
Leasehold Information
The remaining term on the lease is approximately 100 years. The annual service charge is £2293.03 approximately, The ground rent is £50 per annum. The ground rent increases every 25 years by £25 and the first increase is 1st August 2024. Please note we have not inspected the head lease.

Material Information
Tenure: We have been advised the property is leasehold. The block is managed by Akenside Property Management Ltd.
Council Tax: Band D. Authority; Newcastle City Council. For current rates pls visit; https://new.newcastle.gov.uk/council-tax/council-tax-explained/council-tax-bands
Utilities: Mains sewerage, water, gas and electricity are connected.
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 which is ground floor level and accessed via a fob.

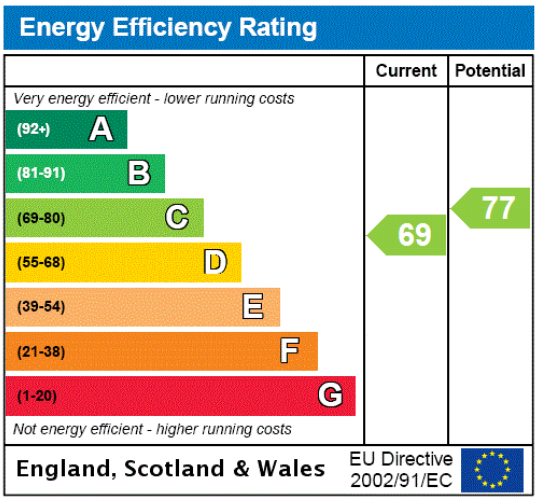
You would need to instruct your solicitor to review the lease for any restrictive covenants, we have not been advised of any at the outset of marketing. Please note the lease can be made available upon request.

## THIRD FLOOR

APPROX. 93.2 SQ. METRES (1003.3 SQ. FEET)




TOTAL AREA: APPROX. 93.2 SQ. METRES (1003.3 SQ. FEET)




**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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