



Parrish View

Pudding Chare, Newcastle Upon Tyne, NE1

Asking Price: £109,950

TWO BEDROOM TOP FLOOR CITY CENTRE APARTMENT WITH BALCONY AND ALLOCATED PARKING | Situated within this popular central Newcastle development, Living Spaces are delighted to offer this recently refurbished and redecorated two bedroom apartment. The property is ideally located for access to Newcastle Central Station, the Quayside, universities and the City Centre's extensive range of shops, bars and restaurants. The accommodation briefly comprises; entrance hall, living/dining room, kitchen, two bedrooms and bathroom. Further benefits include an allocated parking space, secure entry system and vacant possession. An ideal first time buy or investment opportunity. Viewing highly recommended. Energy Efficiency Rating: C. Council Tax Band: C.

LIVING SPACES

0191 222 1000
www.livingspaces.co.uk

- Two Bedroom Top Floor Apartment
- Recently Redecorated
- Private Balcony
- Allocated Parking Space
- City Centre Location
- Vacant Possession
- Fob Entry System
- Ideal First Time Buy or Investment Opportunity



Hallway

Telephone entry system, storage cupboard housing hot water cylinder.

Living / Dining Room

Double glazed window.

Kitchen

Range of wall and base units with worktop surfaces incorporating double stainless steel sink unit with mixer tap, integrated electric oven and electric hob with stainless steel extractor above, integrated fridge/freezer, space for washing machine, ceiling spotlights and double glazed window.

Bathroom

Panel bath with shower above, pedestal wash basin, WC, ceiling spotlights, shaver point, partly tiled walls and tiled floor.

Bedroom One

Double glazed ceiling to floor window, leading to balcony.

Bedroom Two

Double glazed window.

Balcony



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

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Leasehold Information

The remaining term on the lease is 100 Years (2026). The service charge is £4316.84 per annum approximately. The ground rent is £50.00 per annum. Please be advised we have not inspected the headlease.

Material Information

Tenure: Leasehold. 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>

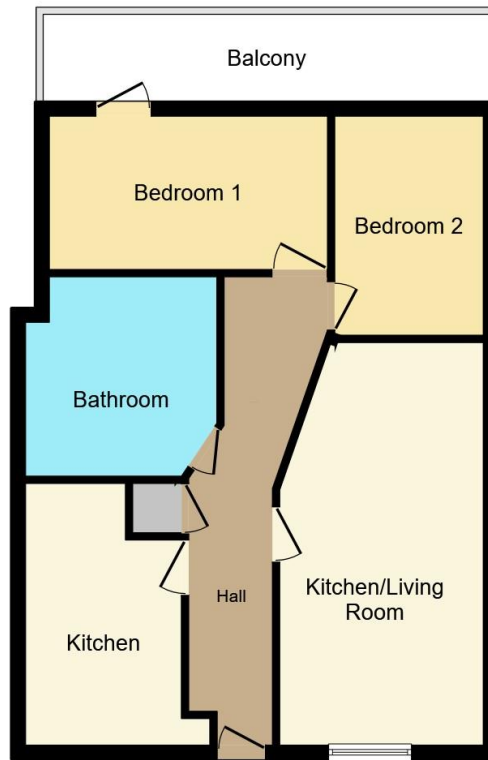
Utilities: Mains sewerage, water and electricity are connected. Please note there is no gas supply to the property.

Broadband: Follow the link to check broadband providers and speeds; [Broadbandcheck.co.uk](https://www.broadbandcheck.co.uk)

Mobile Phone Coverage: Follow the link to check mobile signal for all networks; [Signalchecker.co.uk](https://www.signalchecker.co.uk)

Parking: There is an allocated parking bay available for this property, access via 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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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