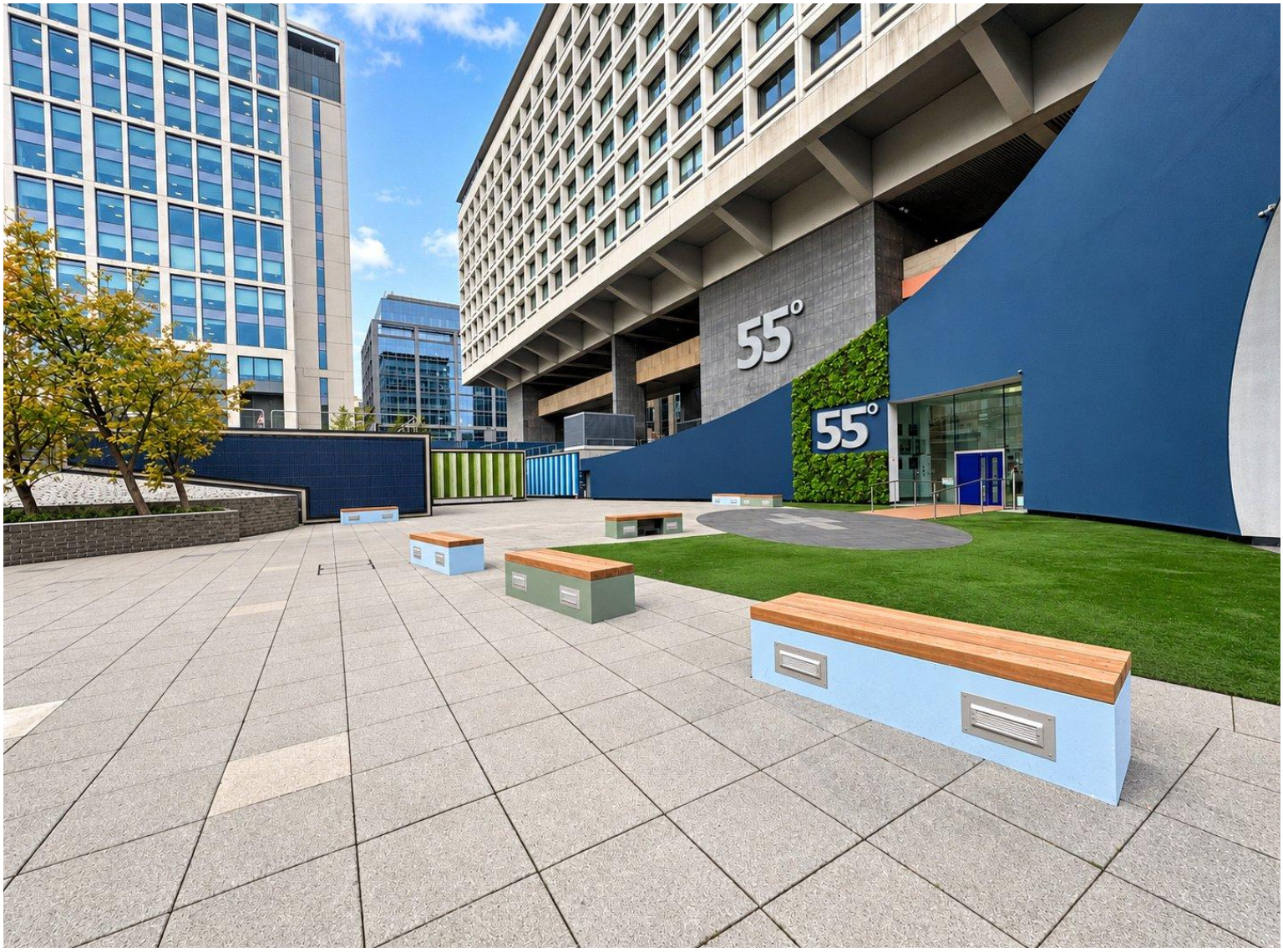


55 Degrees North

Newcastle Upon Tyne, NE1

Offers Over: £110,000

TOP FLOOR ONE BEDROOM APARTMENT WITH ALLOCATED PARKING | 55 DEGREES NORTH | CITY CENTRE LOCATION | Situated within the popular 55 Degrees North development, this well-presented top floor apartment offers modern city centre living with the added benefit of an allocated parking space. Ideally located in the heart of Newcastle, the property provides excellent access to a wide range of shops, restaurants, bars, universities and transport links. The accommodation briefly comprises entrance hall, open plan lounge/kitchen, double bedroom and bathroom. Residents also benefit from a part-time concierge service and elevated views across the city. An excellent opportunity for both owner occupiers and investors, with the property capable of achieving approximately £1,150pcm in rental income. Early viewing is highly recommended. Energy Efficiency Rating C. Council Tax Band C.

- Top Floor Apartment
- Allocated Resident Parking
- City Centre Location
- City Views
- Open Plan Living
- Part Time Concierge Service
- Ideal Home or Investment
- Potential Rental Income of Approx. £1,150 PCM





Entrance Hall
Entryphone system, storage cupboard housing hot water cylinder.

Open Plan Living/Kitchen (8.67m x 3.08m)

Living Area
Double glazed window to front elevation, wall mounted electric heater, television aerial and telephone points.

Kitchen Area
Range of wall and base units with work top surfaces incorporating; stainless steel sink unit with mixer tap, electric oven and hob with extractor fan above, built in under the counter fridge, dishwasher and washing machine.

Bedroom One (4.11m x 3.07m)
Double glazed window to front elevation, wall mounted electric heater.

Bathroom
Panelled bath with shower over head, WC, pedestal wash hand basin, part tiled walls, electric shaving point, extractor fan, heated towel rail.

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



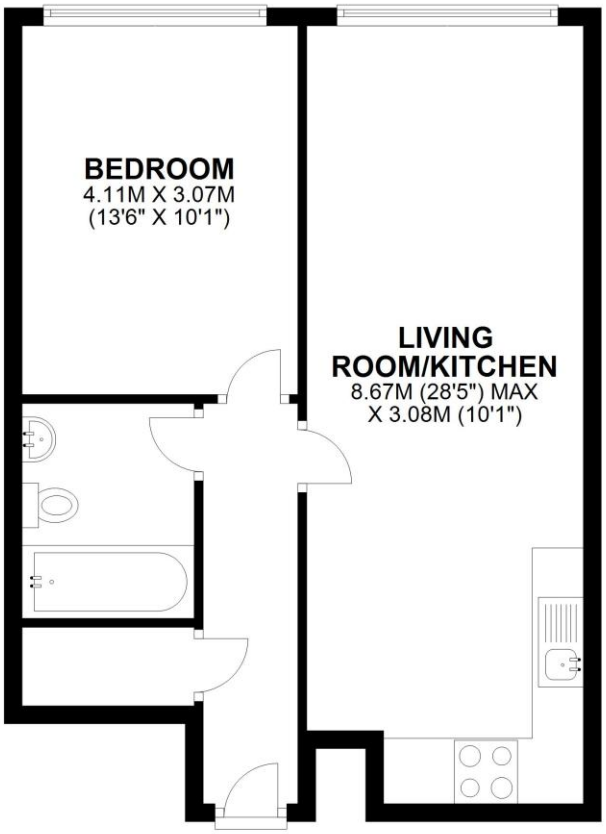
Leasehold Information
The remaining term on the lease is approximately 102 years. The service charge is approximately £2718.16 per annum, with a ground rent of £200 per annum. The ground rent is fixed throughout the course of the lease. Please be advised we have not inspected the headlease.

Material Information
Tenure: Leasehold.
The block is managed by 55 Degrees North Resident Management Company
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; 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 accessed via fob, permit and fob required.

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

APPROX. 51.1 SQ. METRES (550.6 SQ. FEET)



TOTAL AREA: APPROX. 51.1 SQ. METRES (550.6 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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