

Quayside Lofts

62 The Close, Newcastle Upon Tyne, NE1

£1,400 per month

AVAILABLE IMMEDIATELY | FURNISHED TWO DOUBLE BEDROOM QUAYSIDE APARTMENT | Situated within the popular Quayside Lofts development, this well-presented furnished apartment enjoys a prime Quayside location with easy access to Newcastle City Centre, local amenities and excellent transport links. The accommodation briefly comprises; entrance hallway, spacious open-plan living/kitchen/dining area, two double bedrooms, ensuite to the principal bedroom and a modern bathroom. Allocated parking may also be available at an additional cost. Energy Efficiency Rating D. Council Tax Band D. Holding Deposit: One weeks rent to reserve, then taken off move in monies. Damage Deposit: Five Weeks Rent.

- Two Double Bedrooms
- Ensuite Shower Room
- Telephone Entry System
- Walk on Balcony
- Allocated Parking Available For Additional Cost
- Viewings Highly Advised
- Newcastle Quayside Location
- Available Immediately





Entrance Hall
Storage cupboard housing hot water cylinder.

Open Plan Living/Dining/Kitchen Area
(5.95m x 4.51m)
Living/Dining Area
Wall mounted electric heater, double glazed window and sliding door leading to private balcony facing towards the Quayside.

Kitchen Area
Range of wall and base units with worktop surfaces incorporating sink unit with mixer tap, integrated electric oven and hob with extractor fan above, dishwasher, free standing fridge freezer, ceiling spotlights.

Bedroom One
(3.64m x 2.57m MAX)
Wall mounted electric heater, double glazed window.

Ensuite Shower Room
(2.38m x 1.49m)
Pedestal wash hand basin, WC, step up to shower with glass shower screen, tiled walls, tiled flooring and extractor fan.

Bedroom Two
(4.79m x 2.19m)
Wall mounted electric heater, double glazed windows to rear elevation.

Bathroom
(2.17m x 1.69m)
Panel bath with shower above, pedestal wash basin, WC, tiled walls, tiled flooring, 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

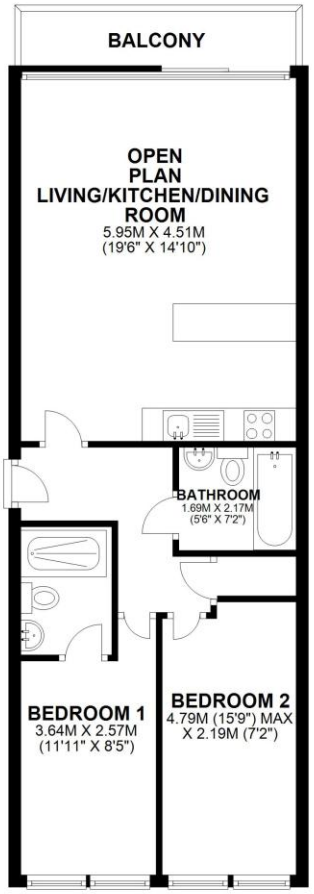


Material Information
This property is managed by Living Spaces.
Tenure: We have been advised the property is leasehold (Please note the service charge and ground rent are payable by the landlord not tenant).
Council Tax: Band D. Authority; Newcastle City Council. For current rates please visit new.newcastle.gov.uk/council-tax/council-tax-explained/council-tax-bands
Utilities: Mains sewerage, water and electricity are connected. Please note there is no gas supply to the property.
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: Parking is available for an additional cost, please enquire for further details.

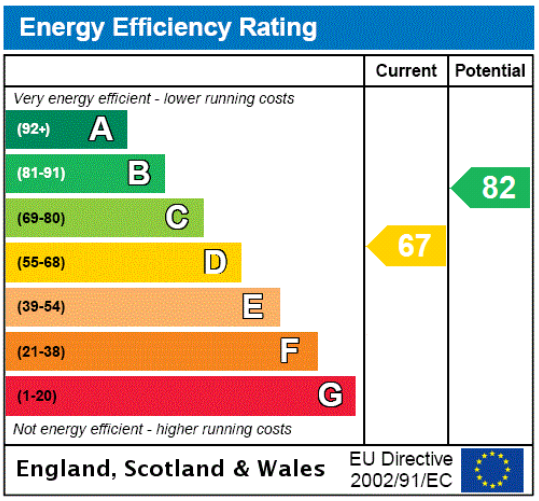
We have not been advised of any restrictive Covenants at the outset of marketing.

THIRD FLOOR

APPROX. 61.8 SQ. METRES (665.7 SQ. FEET)



TOTAL AREA: APPROX. 61.8 SQ. METRES (665.7 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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