

**16 PRIORY COURT PERCY GARDENS**  
TYNEMOUTH NE30 4HN  
**£169,950**



- **ONE BEDROOM GROUND FLOOR APARTMENT**
- **MODERN LOUNGE & KITCHEN**
- **BATHROOM WC**
- **FABULOUS LOCATION**
- **DETACHED GARAGE TO THE REAR**
- **EPC RATING C**

\*\*\*PLEASE NOTE THAT THIS PROPERTY BENEFITS FROM A DETACHED GARAGE TO THE REAR\*\*\*  
This well presented apartment is perfectly located in a sought after coastal setting. It boasts a variety of modern features and is ideal for a young couple or first time buyer.

This is a one bedroom property, situated on the ground floor, comprising of lounge, kitchen, bedroom, bathroom WC. Externally: detached garage.

The fabulous location and layout of this apartment makes for an exciting opportunity which can only truly be appreciated by a visit.

Tynemouth is an historic town which beautifully balances the traditional with the modern to stay one of the most popular destinations in the North East. It is perfectly situated and perfectly sized to be vibrant and exciting, while also being intimate and community driven. Tynemouth has stunning history, exceptional public transport systems, great schools, shops which are both high street and boutique, and fabulous bars and restaurants. The area attracts a diverse demographic which allows it to maintain its wide appeal.

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**COMMUNAL ENTRANCE**  
Enter through front door into the communal entrance. With doors and stairs up to apartments.

**HALLWAY**  
With timber front door, ceiling coving, intercom, built in storage cupboard and door to the lounge.

**LOUNGE**  
**15'11" x 11'7"**  
(measurement into recess)  
The lounge is bright, homey and rear facing with ceiling coving. UPVC double glazed picture window, TV point and double radiator. Doors to kitchen and rear lobby.

**KITCHEN**  
**10'11" x 7'0"**  
Lovely, classic kitchen benefitting from wall, base and drawer units with contrasting worktops and splashbacks incorporating one and a half bowl sink, drainer and mixer taps. Integrated single oven, four ring electric hob with chimney hood over. Space for fridge freezer and washing machine. There is ceiling coving, built in storage cupboard, UPVC double glazed window, combi boiler, tiled flooring and double radiator.



#### REAR LOBBY

With built in storage cupboard and doors to the bedroom and bathroom.

#### BEDROOM

**12'3" x 10'1"**

(measurement into bay and recess)

The bedroom is spacious and rear facing with ceiling coving, double glazed walk in bay window, TV point and single radiator.

#### BATHROOM WC

**7'6" x 5'7"**

Modern bathroom benefitting from panelled bath with electric shower over, vanity washbasin with storage beneath and integrated WC. There are partially tiled walls, single radiator and UPVC double glazed obscured window.

#### GARAGE

**16'8" x 7'9"**

Detached garage located to the rear of the property with lighting, power and a roll top garage door.

#### MAINTENANCE CHARGE

Maintenance charge of £1647 per annum, payable monthly, covers communal entrances, garage roof and window cleaning.

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#### Smoke Alarms

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.



#### Appliances and Services

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

#### The Properties Misdescription Act, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

GROUND FLOOR



PRIORY COURT, TYNEMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms and other areas are approximate and not to scale. They are for illustrative purposes only and should be used as such by any prospective purchaser. The floorplans are not to be relied upon as a statement of fact and are not a guarantee of the property. Made with Interplay 02/22

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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