



ONE BEDROOM THIRD FLOOR APARTMENT with DIRECT ACCESS TO THE CITY and NO ONWARD CHAIN! Clarendon House, situated on Clayton Street West within Newcastle City Centre, is thought to have been originally constructed as a temperance hotel in 1896 by the architects Oliver and Leeson, and was subsequently utilised as offices in 1926. The building was then converted into residential apartments in 1987, and is ideally placed a stone's throw from Newcastle's Central Station providing excellent transport links throughout the region, countless superb restaurants, cafes, pubs, bars and a varied range of cultural activities which are also just a short walk away.

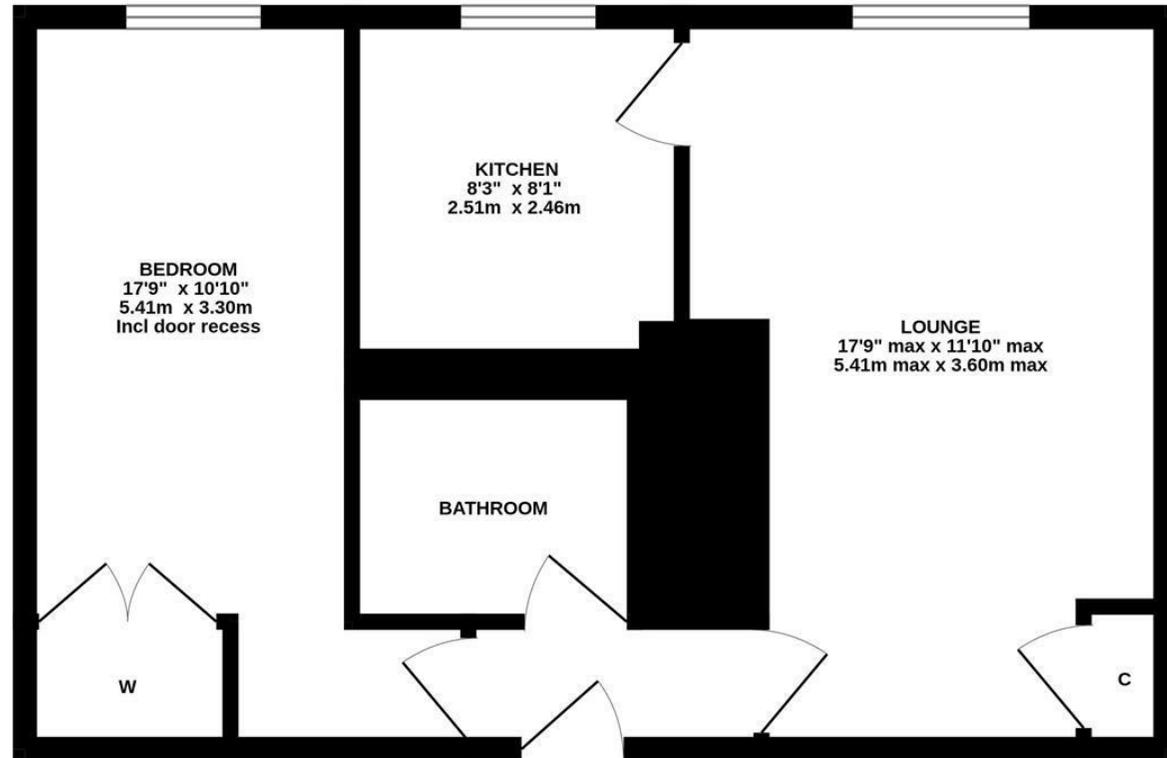
The accommodation briefly comprises: communal entrance hall with secure entry phone system, stairs and lift to all floors; entrance hall; 19ft lounge with storage cupboard; kitchen with fitted units and work surfaces; double bedroom measuring 17ft with wardrobe storage cupboard; bathroom complete with three piece suite. Offered to the market with no onward chain, early viewings are advised.

3rd Floor Conversion Apartment | One Double Bedroom | 468 Sq ft (43.4m<sup>2</sup>) | 17ft Lounge | Kitchen | Bathroom | City Centre Location | No Onward Chain | Leasehold - 186 Years Remaining | Service Charge £2,676 Per Annum | Council Tax Band A

EPC: C

**Offers Over £75,000**

**3RD FLOOR**  
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 468 sq.ft. (43.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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