



STUNNING VIEWS! This well presented first floor apartment home is ideally located within Ouseburn Wharf a stone's throw from The Ouseburn Valley, Newcastle. The property is ideally placed close to excellent amenities including shops, cafes and restaurants whilst also being a short walk to The River Tyne, The Tyne Bar, The Free Trade Inn as well as Newcastle Quayside and Newcastle City Centre itself.

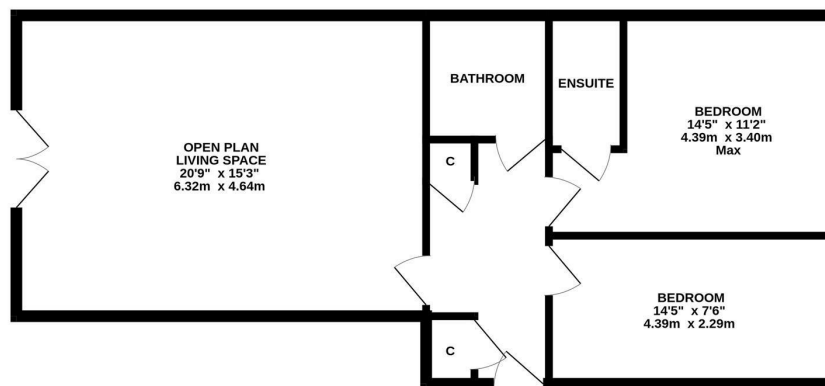
The accommodation briefly comprises: communal entrance hall, accessed by a secure telephone entry system and both lift and stair access to the first floor; private entrance hall with two storage cupboards; an impressive 20ft open plan living space with dual aspect windows including French doors and a Juliette balcony providing stunning views, kitchen area with a range of fitted units, work surfaces, some integrated appliances, breakfasting bar and spot lighting; bathroom complete with three piece suite; two double bedrooms, bedroom one with an en-suite shower room. With electric under-floor heating to the living areas and bedrooms and allocated, covered, off-street parking, early viewings are essential!

Well Presented 1st Floor Apartment | Two Double Bedrooms | 700 Sq ft (65.1m²) | 20ft Open Plan Living Space with Juliette Balcony | Kitchen Area | Bathroom | En-Suite to Bedroom One | Quayside Views | Electric Under-Floor Heating | Covered Allocated Parking | Popular Location | Leasehold with 231 Years Remaining | Service Charge £3,000 Per Annum | Ground Rent £200 Per Annum | Council Tax Band C | EPC: B

Offers Over £155,000

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

FIRST FLOOR
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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