



STYLISH CONVERSION FLAT positioned in this GRADE II LISTED BUILDING within striking distance to NEWCASTLE'S QUAYSIDE and with NO ONWARD CHAIN! This great conversion apartment is ideally located on Akenside Hill, which is tucked just to the rear of Queen Street and within a stone's throw of The Quayside.

The well presented accommodation briefly comprises: communal entrance hall with stairs to first floor; private entrance hall; an impressive open plan living space measuring almost 34ft with dual aspect windows, storage cupboard and kitchen area with a range of fitted units, hardwood work surfaces, some integrated appliances and breakfasting bar; bathroom complete with three piece suite and spot lighting; one double bedroom with fitted wardrobe storage. Early viewings are essential to truly appreciate this great apartment.

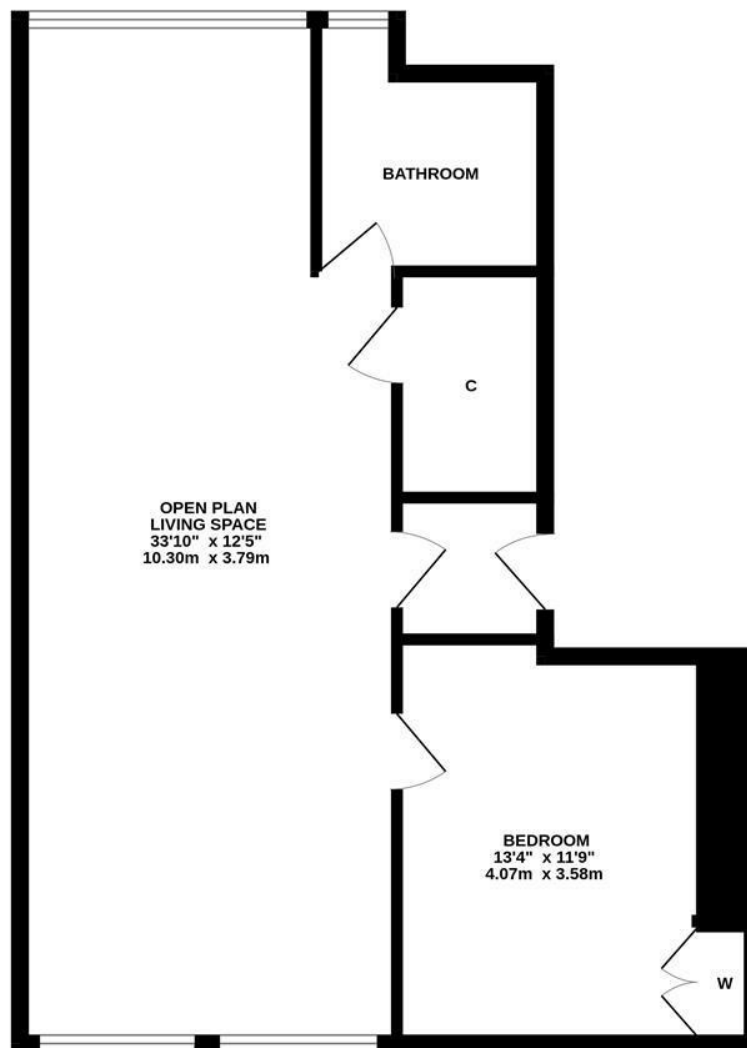
First Floor Conversion Apartment | One Double Bedroom | Impressive Open Plan Living Space | Bathroom | Well Presented Throughout | Close to Quayside | No Onward Chain | Leasehold - 184 Years Remaining | Service Charge £2,984 Per Annum | Council Tax Band B

EPC: C

**Offers Over £165,000**

**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  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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