



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.

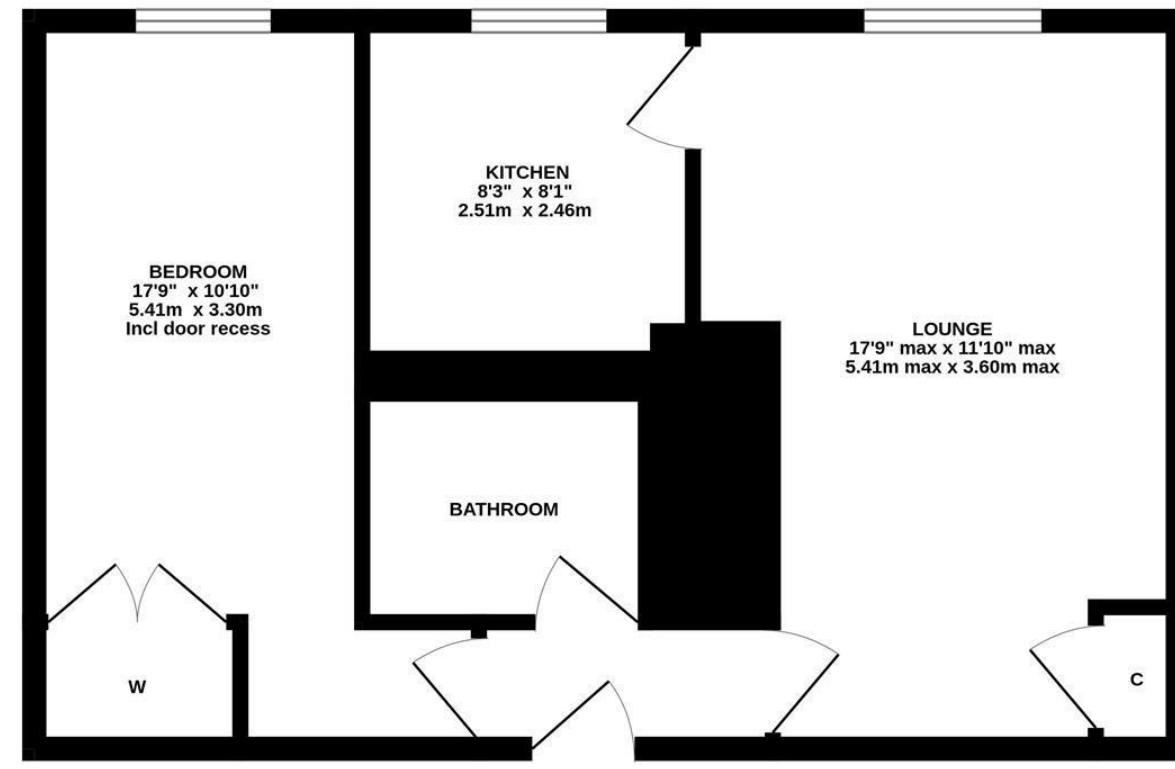
3rd Floor Conversion Apartment | One  
 Double Bedroom | 468 Sq ft (43.4m<sup>2</sup>) | 17ft  
 Lounge | Kitchen | Bathroom | City Centre  
 Location | No Onward Chain | Leasehold -  
 186 Years Remaining | Service Charge £2,676  
 Per Annum | Council Tax Band A

EPC: C

Offers Over £50,000

**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.

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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