

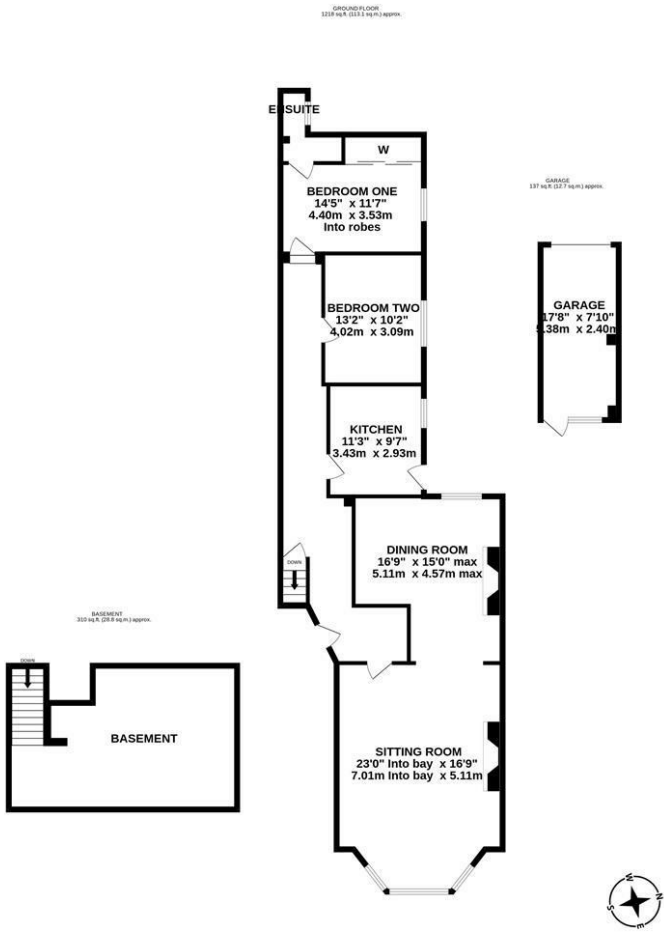




Set behind communal lawned gardens and with gated access, this generous ground floor conversion apartment is located within the prestigious Percy Gardens, Tynemouth. Perfectly placed within the Tynemouth Village Conservation Area, Percy Gardens is within a stone's throw of Tynemouth's historic priory and is also within walking distance to everything Tynemouth has to offer including the cafes, bars, restaurants, award winning beaches and transport links including Tynemouth Metro station.

Boasting close to 1,700 Sq ft including a basement and a garage, the accommodation briefly comprises: communal entrance with secure telephone entry system; private entrance hall with stairs down to basement level; 23ft sitting room with walk in bay, feature fireplace, ornate cornice and decorative ceiling rose, open to dining room with feature fireplace; kitchen with fitted units, work surfaces and side door access out to the yard; two bedrooms, bedroom one with fitted wardrobe storage and access to an en-suite shower room; basement with spot lighting. Externally, a delightful front patio area laid mainly to paving with some mature planting. To the rear, a yard leading on to the 17ft garage with both front and rear access. Priced to reflect modernisation with period features and offered to the market with no onward chain, early viewings are advised!

Ground Floor Conversion Apartment | Set Behind Lawned Gardens & Gated Access | 1,664 Sq ft (154.6m<sup>2</sup>) | Two Bedrooms | 23ft Sitting Room to Dining Room | Shower Room | Kitchen | Basement Level | 17ft Garage | Patio Area & Rear Yard | GCH | Leasehold - Share of Freehold with 960 Years Remaining | Service Charge £505 Per Annum | Council Tax Band D | EPC: D



**Offers Over £365,000**

**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.

