





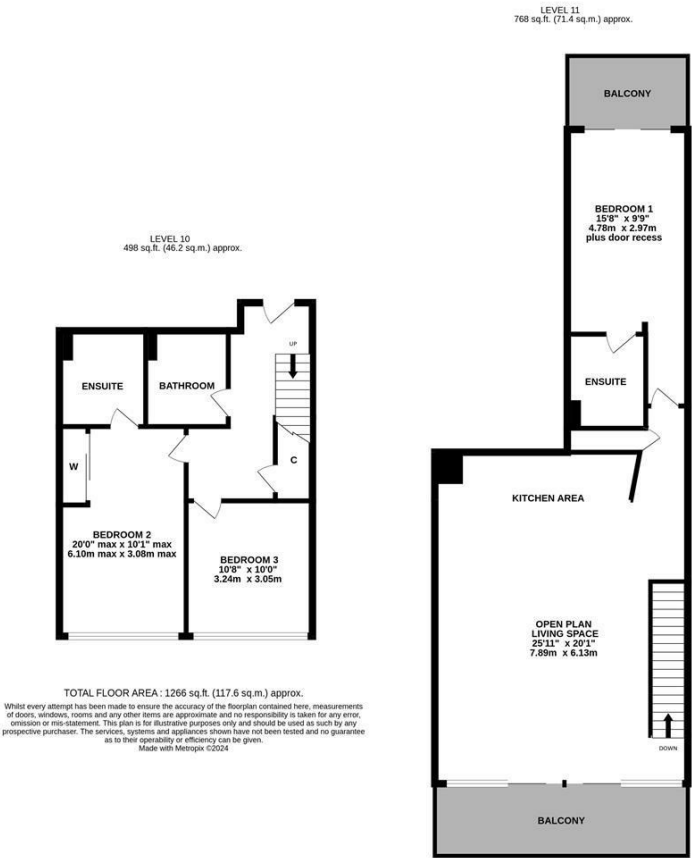
With No Onward Chain! This duplex penthouse boasts in excess of 1,260 Sq. ft, providing panoramic views of the city and located to the tenth floor of this landmark development. 55 Degrees North, formerly Swan House, originally constructed in 1963 and redeveloped by Ryder Architecture in 2004 occupies a prominent position on the main gateway into the centre of Newcastle upon Tyne.

The accommodation, set over two floors briefly comprises: secure concierge and lift access to all floors; private entrance hall with stairs to first floor (11th) and under-stairs storage cupboard; two bedrooms, bedroom two with sliding door wardrobe storage and access to an en-suite shower room; bathroom complete with three piece suite. To the first floor, an impressive open plan living space measuring almost 26ft with dual windows and access to a generous balcony providing views over Newcastle city centre, kitchen area with a range of fitted units, work surfaces and some integrated appliances; bedroom one with access to an en-suite shower room and balcony access, again providing views over Newcastle city centre and on towards the Quayside. With secure parking, both concierge and no onward chain, early viewings are advised!

Duplex Penthouse Apartment | 1,266 Sq ft (117.6m2) | Three Bedrooms | Impressive Open Plan Living Space with Kitchen Area | Bathroom & Two En-Suite Shower Room | Two Balconies Providing City Views | Secure Parking | Concierge Service | No Onward Chain | Leasehold with 103 Years Remaining | Service Charge £4,496 Per Annum | Ground Rent £200 Per Annum | Council Tax Band E | EPC: C

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



## Auction Guide £235,000

**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.

