

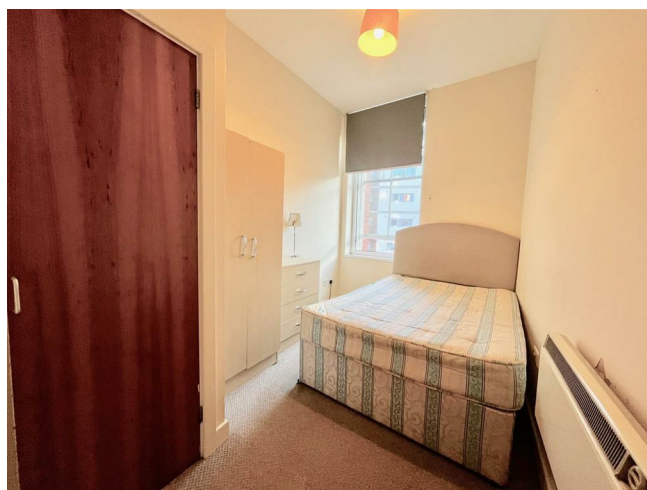


Waterloo House, 7 Thornton Street, Newcastle Upon Tyne, Tyne & Wear, NE1
Asking Price ^{A A D} £115,000



Key features

- TWO BEDROOM APARTMENT
- PRIME CITY CENTRE LOCATION
- NO ONWARD CHAIN
- OPEN PLAN LOUNGE/DINING
- MODERN FITTED KITCHEN
- WELL PRESENTED SHOWER ROOM
- SECURE COMMUNAL ENTRANCE
- WALKING DISTANCE TO CENTRAL STATION
- GREAT TRANSPORT LINKS
- EARLY VIEWING IS ADVISED

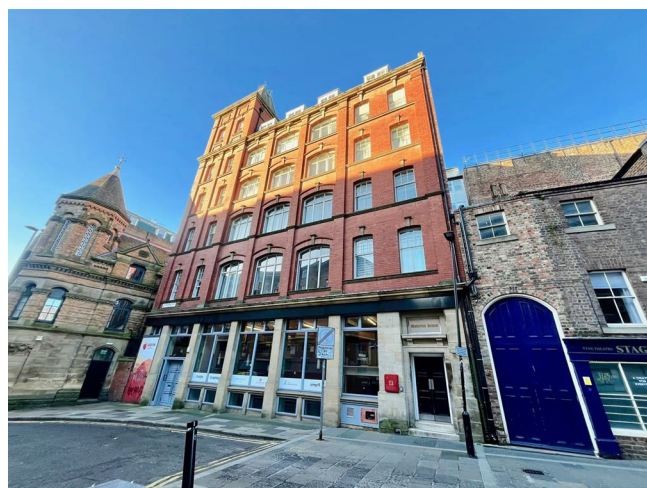


Description

NO ONWARD CHAIN: We welcome this charming flat ideally located at Waterloo House, Thornton Street in the vibrant city of Newcastle Upon Tyne. This delightful property boasts a prime city centre location, close to Newcastle Central station and numerous restaurants, cafes and other amenities all within walking distance.

Accessed via a secure communal entrance, the property comprises of a spacious open plan lounge/dining room with large windows allowing for lots of natural light, creating a perfect space for both relaxation and entertaining. There is modern fitted kitchen and two good size bedrooms, this flat offers ample space for individuals or small families. The shower room is spacious and well presented.

This flat presents a fantastic opportunity for anyone looking to enjoy the best of city living in Newcastle. With a modern layout, prime location, and excellent transport links, the property is perfect for first time buyers and investors alike. Don't miss the chance to make this lovely flat your new home.



COMMUNAL HALLWAY

HALLWAY

LOUNGE/DINING

17'2 x 12'7

KITCHEN

10'9 x 9'9

BEDROOM ONE

15'5 x 8'2

BEDROOM TWO

11'1 x 7'8

SHOWER ROOM

8'3 x 7'5

EXTERNAL

DISCLAIMER

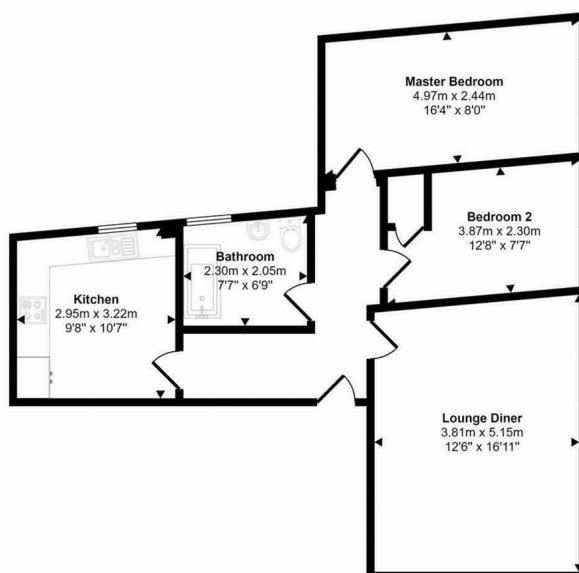







The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.


Approx Gross Internal Area
63 sq m / 680 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		

212 High Street
Gateshead
Tyne And Wear
NE8 1AQ
0191 500 8 500
info@carouselestateagents.com
<https://www.carouselestateagents.com>

