



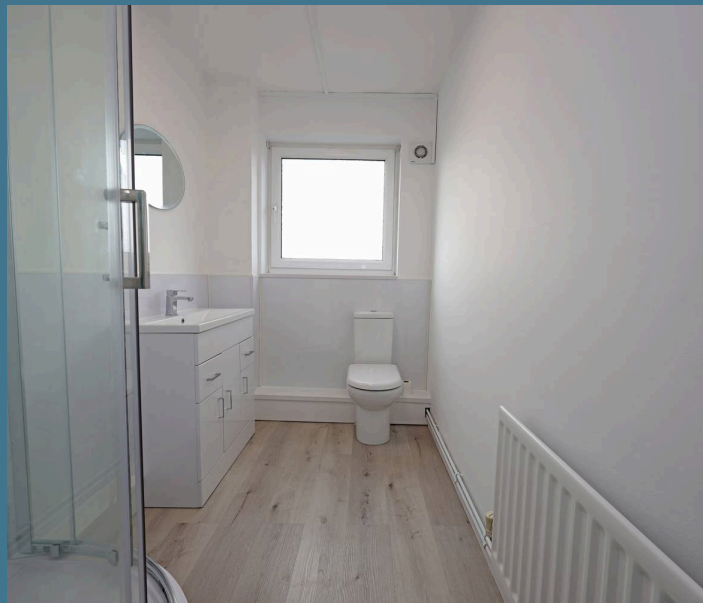
Flat 15, Hanover Court Hanover Street, Newcastle - ST5 1HE  
£93,500



- Spacious One Bedroom Top Floor Apartment
- Refitted Kitchen and Shower Room
- Pleasant South Westerly Townscape Views
- Allocated Garage
- Easy Walking Distance of Town
- Ideal For First Time Buyer Or Investment Portfolio
- Immediate Vacant Possession

A spacious one bedroom top floor apartment forming part of a four story complex with commercial premises to ground floor. Conveniently situated within the town centre of Newcastle and close proximity to Brampton Park, providing easy walking distance to all amenities.

Access to the apartment can be obtained from Hanover Street or the rear of the premises with staircase and separate lift access available to all floors. From the communal hallway, the main entrance door opens to an inner vestibule that leads to a spacious semi open plan living space and kitchen area. The living space is flooded with natural light and enjoys pleasant far reaching townscape views to a southerly aspect which can also be enjoyed from a small balcony. The kitchen area has further window outlook across the town and has very recently been refitted with a range of base/wall units including cupboard housing for combination central heating boiler and worktops with sink. There are a range of new integrated appliances comprising dishwasher, fridge, electric oven, ceramic hob with extractor and freestanding washing machine.





From the kitchen area an inner hall leads to a spacious re-fitted showroom with linen/store cupboard and window. Suite comprises, mains shower cubicle, large vanity wash basin with medicine units and WC. At the end of the inner hall is a large double bedroom with twin windows enjoying further townscape views.

Externally there is an allocated garage (middle garage in block of five).

The property is available with no further upward chain offering immediate vacant possession.

Tenure:- Leasehold: Residue of 99 year lease from 1976.

Lease extension: We understand the vendor is currently extending the lease for a further 90 years which will be done prior to completion of sale. This will make the total lease length to 140 years.

Ground rent - currently £50 per annum to increase to £75 per annum from 24/06/2026.

Service charge - For 2026 projected £980 per annum (TBC) payable in two instalments every 6 months

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E





