

# BRUNTON

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## RESIDENTIAL



**ST ANN'S QUAY, QUAYSIDE, NE1**

**£200,000**



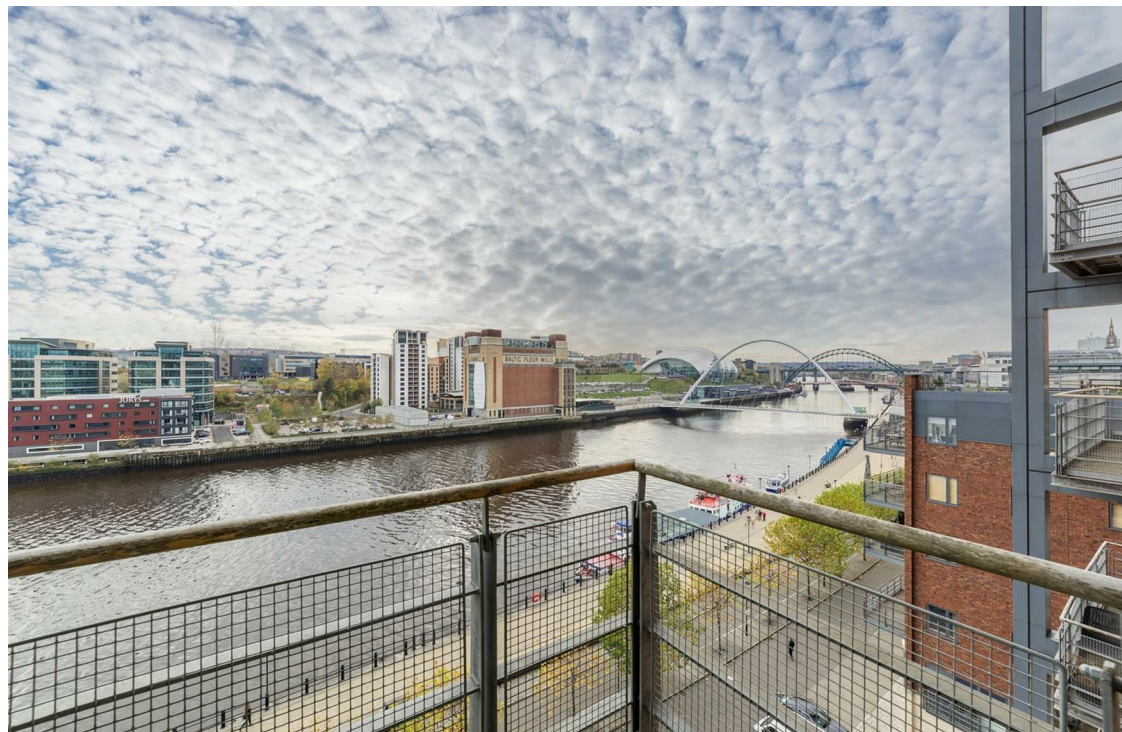
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### 360 VIRTUAL TOUR - TWO BEDROOM APARTMENT - RIVER VIEWS

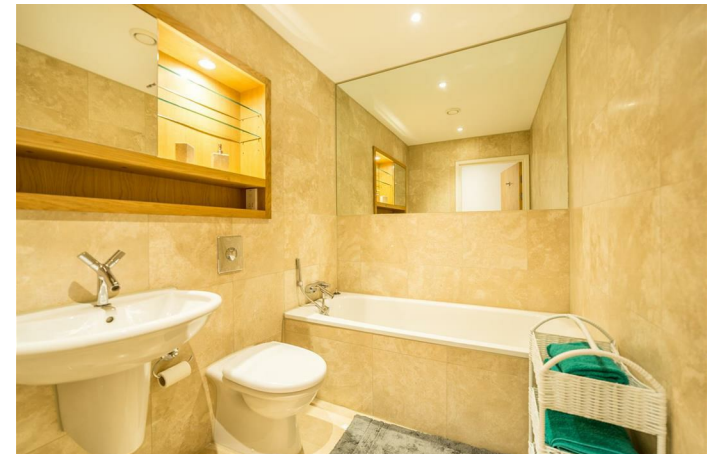
Fantastic opportunity to buy this stunning Two-bedroom apartment in St Ann's Quay. The property is tastefully decorated throughout with an open plan kitchen / livingroom and balcony overlooking Newcastle iconic quayside. The property also benefits from two generous bedrooms with one having an en-suite. The property is currently tenanted on a rolling tenancy at £1,100pcm.



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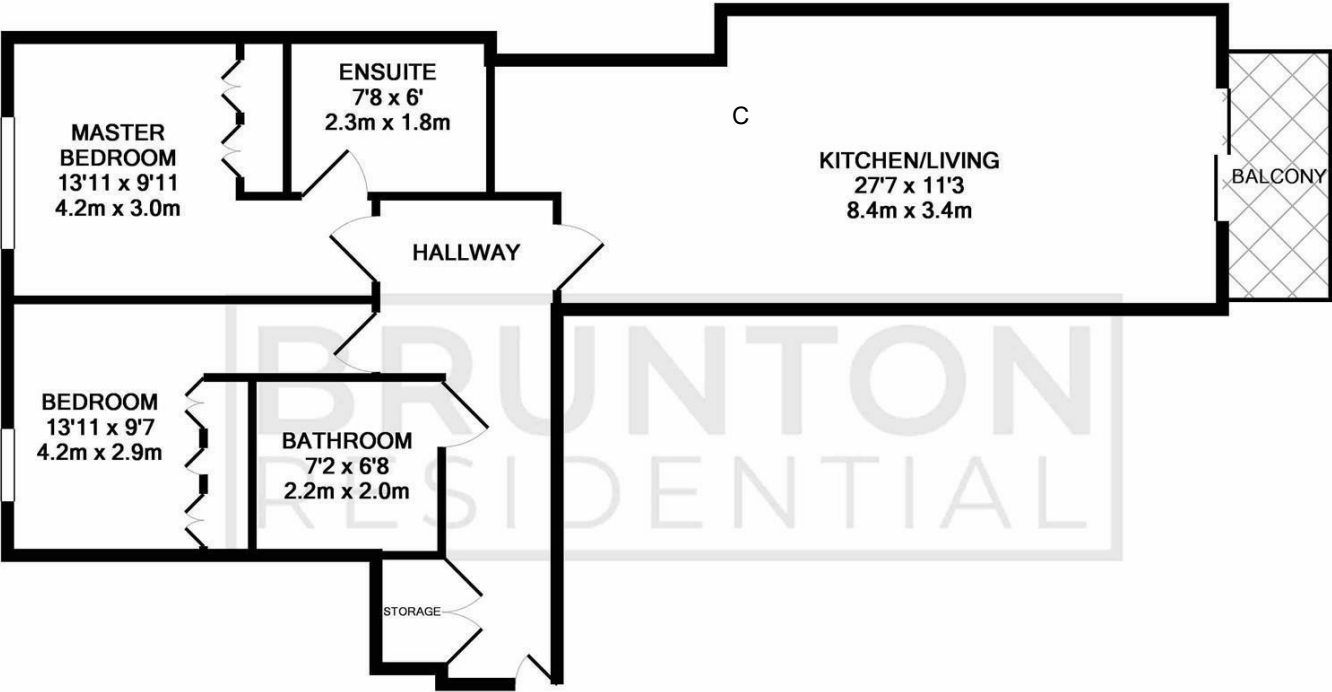
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle

COUNCIL TAX BAND : C

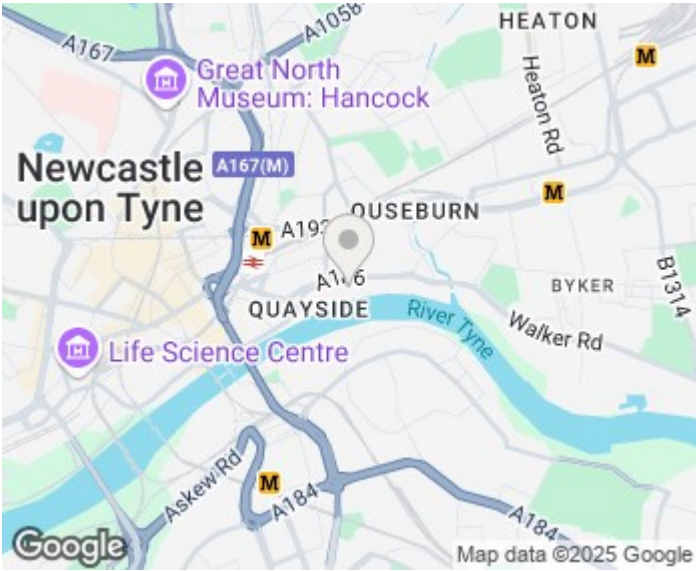
EPC RATING : C



TOTAL APPROX. FLOOR AREA 704 SQ.FT. (65.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	