

# BRUNTON

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## RESIDENTIAL



**LOVE LANE, QUAYSIDE, NE1**

**Offers Over £285,000**

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Spacious Grade II Listed Duplex Apartment Offering Direct Views of Newcastle's Quayside & The River Tyne with Generous Open Plan Lounge, Kitchen/Diner, Two Double Bedrooms, Bathroom plus En-Suite, Lift Access, Allocated Parking Space & No Onward Chain!

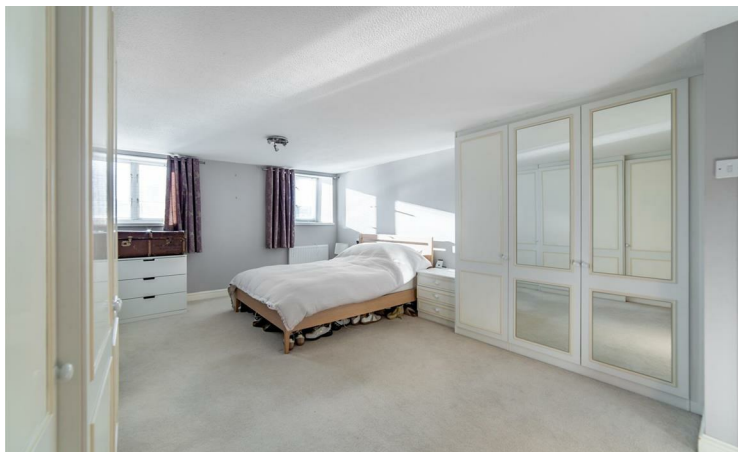
Boasting 1,200 Sq ft of internal accommodation, this great, two bedroom apartment is ideally located to the first floor of the Love Lane development, which is perfectly situated on Newcastle's Quayside. The apartment itself, which was purchased by the current owners back in 2008, and offers excellent access to everything The Quayside has to offer including its wonderful restaurants, cafes and beautiful riverside walks.

The Milk Market & Love Lane, which dates back to the 17th century, was converted into luxury apartments back in the late 1990's and offers one of a handful of Grade II Listed apartment blocks on The Quayside. The property is also placed only a short walk from Newcastle City Centre, with its shops and amenities with excellent transport links also close by offering easy access throughout the region.

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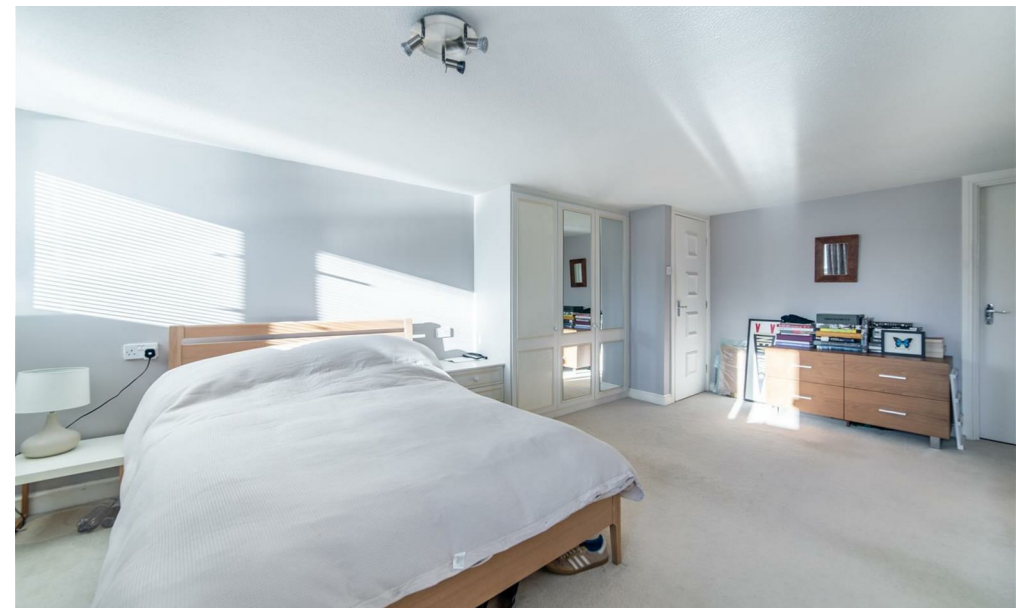
This stylish apartment offers spacious living accommodation with stunning river views, including an open-plan living, dining, and kitchen area. The principal bedroom benefits from bespoke fitted wardrobes and an en-suite bathroom, while the second bedroom offers similar views over the Quayside. The apartment also benefits from a private, allocated parking space which is situated beneath the development, and is accessed via a secure electronic entry gate.

Love Lane, provides a highly desirable location, offering easy access to local amenities, transport links, and the vibrant Quayside area, making it ideal for those looking to enjoy city living by the river.

On the first floor, the property is entered via a private entrance, leading into a hallway with a staircase to the second floor. The hallway provides access to an impressive open-plan living, dining, and kitchen space, featuring three south-facing windows with scenic Quayside and river views. The kitchen is presented to a good standard with granite work surfaces, integrated appliances, and a central island with a breakfast bar. There is also a useful storage cupboard, accessible from the living area, which offers space for a bicycle.

Upstairs, the second-floor landing gives access to two well-proportioned double bedrooms. The principal bedroom is generous in size, benefiting from bespoke fitted wardrobes and stunning views over the River Tyne. This room also includes a good-sized en-suite bathroom. The second bedroom is also a comfortable double, with similar views over the Quayside and river. A separate, good-sized guest bathroom is located on this floor, which includes a three-piece suite.

Externally, the apartment also benefits from a private, allocated parking space situated beneath the development and accessed via a secure electronic entry gate from the Quayside.



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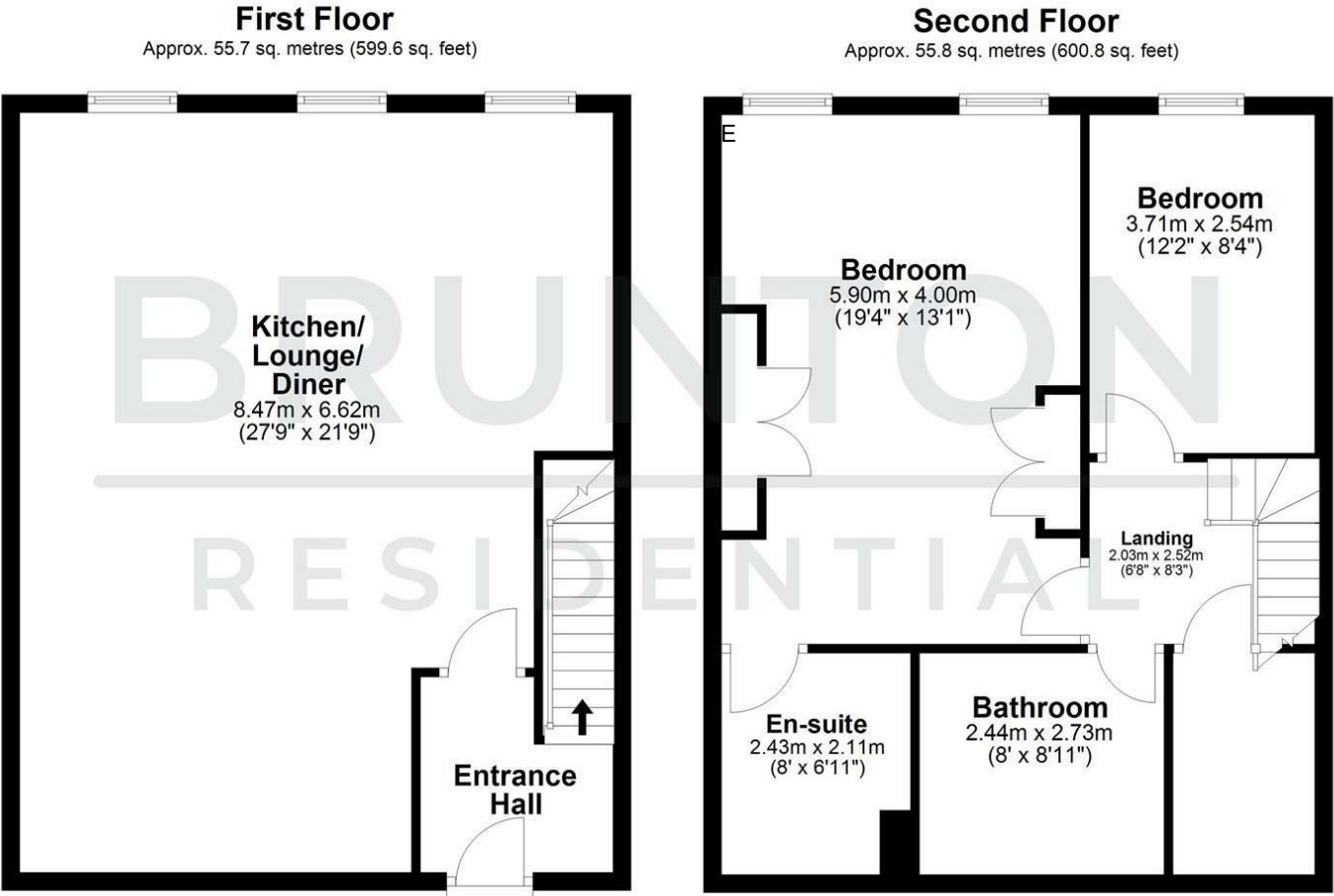
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : E

EPC RATING :



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