



52 Manor Chare, Newcastle Upon Tyne, NE1 2EQ

Offers Over £180,000

Hive Estates welcomes to the market this well-presented 2 bedroom apartment within the Manor Chare development at the Quayside. Benefitting from open-plan living space and two generous-sized double bedrooms, there is a private balcony with lovely views across trees and bridges.

Situated in an ideal location close to the Quayside, the apartment is a short walk away from shops, cafés and bars as well as local transport links. Upon entering the property you are welcomed into a private entrance hallway which features a secure intercom entry system. There is a spacious open-plan living space complete with modern kitchen featuring integrated appliances and breakfast bar, dining and sitting areas. There is also a private balcony at the far end of the living space. The two double bedrooms are both good-sized, one featuring an en-suite shower room. There is a second bathroom just off the hallway which benefits from a bath with overhead shower.

Finished and decorated to a high standard, this fantastic apartment benefits from double glazing and secure parking.

Lounge/Diner 23'11" x 11'1" (7.3 x 3.4)

Bedroom 1 16'10" x 10'11" (5.15 x 3.35)

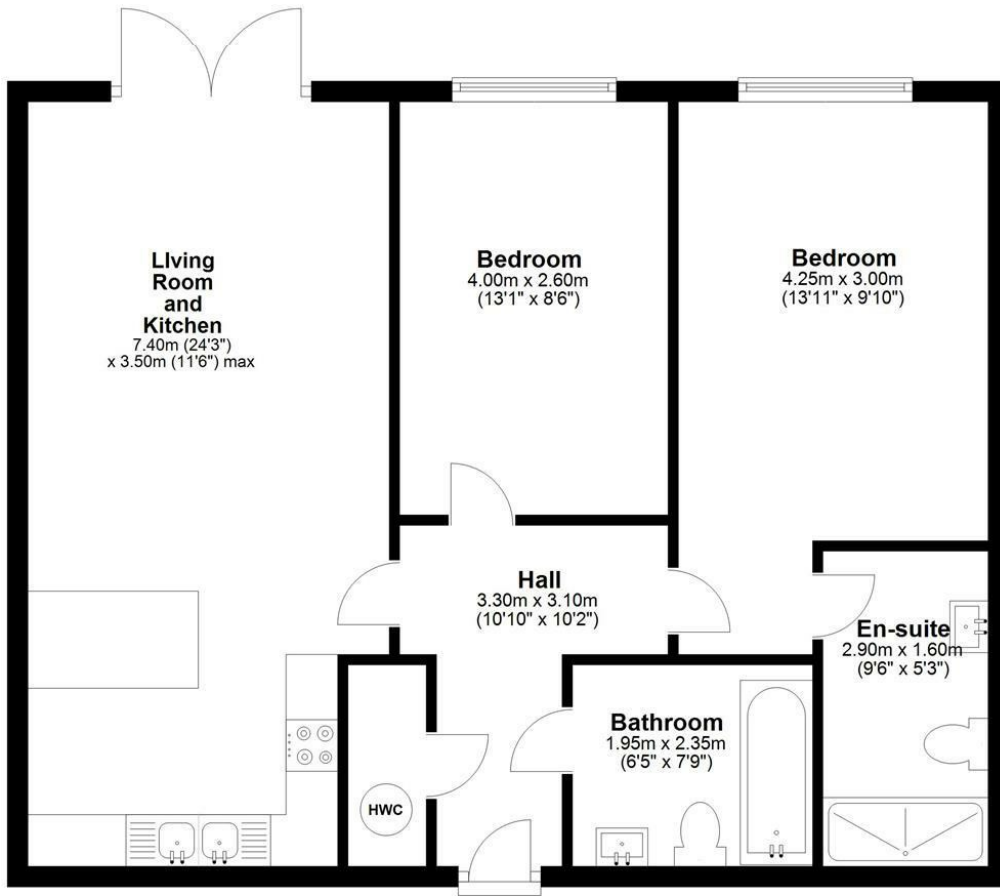
En-Suite 10'2" x 5'6" (3.10 x 1.7)

Bedroom 2 13'1" x 8'6" (4.0 x 2.6)

Bathroom 6'4" x 7'8" (1.95 x 2.35)

Third Floor

Approx. 68.6 sq. metres (738.2 sq. feet)



Total area: approx. 68.6 sq. metres (738.2 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	87
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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