



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)

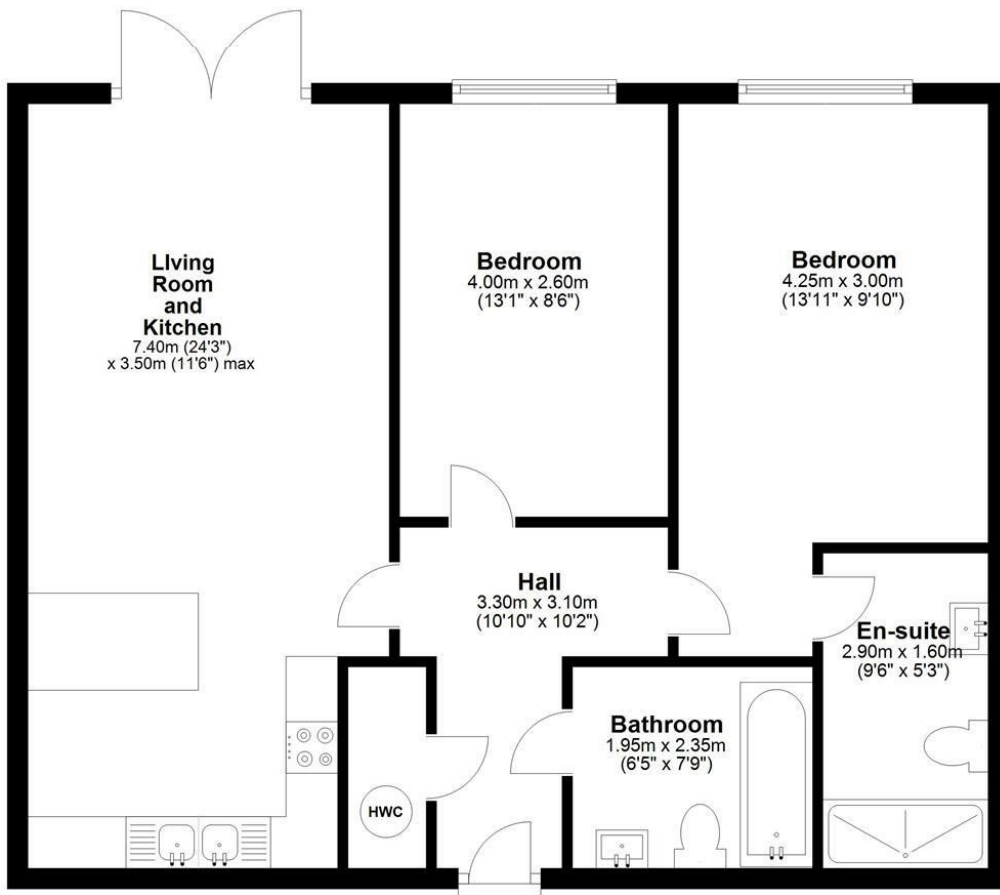
En-Suite 10'2" x 5'6" (3.10 x 1.7)

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 | | 87 |
| (69-80) C | 79 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |
| 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 | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

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