



212 Pandongate City Road, Newcastle Upon Tyne, NE1 2AY

Offers Over £125,000

Hive Estates welcomes to the market this spacious one bedroom apartment, positioned perfectly towards Newcastle Quayside. Located on the second floor in Pandongate House, a converted Victorian warehouse with an imposing red brick exterior.

Once inside the apartment, the reception hallway provides access to each room within the property. Initially, the bedroom is situated to the right. The room is spacious and holds a built-in double wardrobe and a window overlooking the courtyard. Progressing through, the family bathroom is central. Part-tiled with minimal design, equipped with a shower over bath, WC and wash basin. To the end of the hallway is the open plan lounge/kitchen/diner. Furnished with an exposed brick wall, industrial windows and wood effect flooring. The industrial theme of the building is continued internally. The kitchen is fully fitted with wall and base units, with integrated appliances such as oven, hob and extractor fan. The room is generous and bright, with two separate sitting areas, one for dining, the other for entertaining.

In a great location, only a short walk from the City Centre and Quayside, this property is primely situated for transport links and amenities within the city. The building has a secure intercom entry system, with gated access into a paved courtyard.

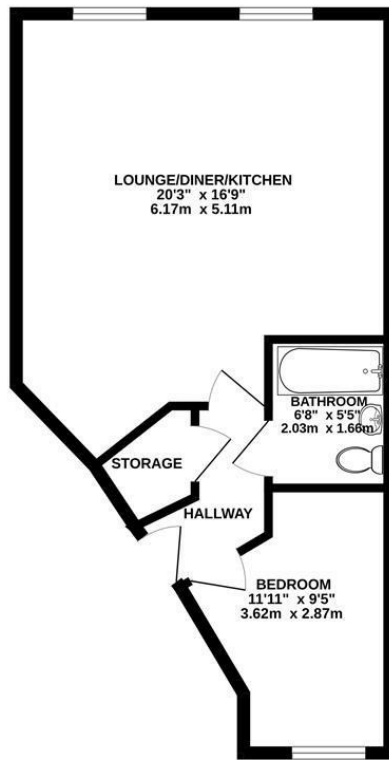
Lounge/Diner/Kitchen 20'2" x 16'9" (6.17 x 5.11)

Bedroom 1 11'10" x 9'4" (3.62 x 2.87)

Bathroom 6'7" x 5'5" (2.03 x 1.66)

Floor Plan

2ND FLOOR
451 sq.ft. (41.9 sq.m.) approx.

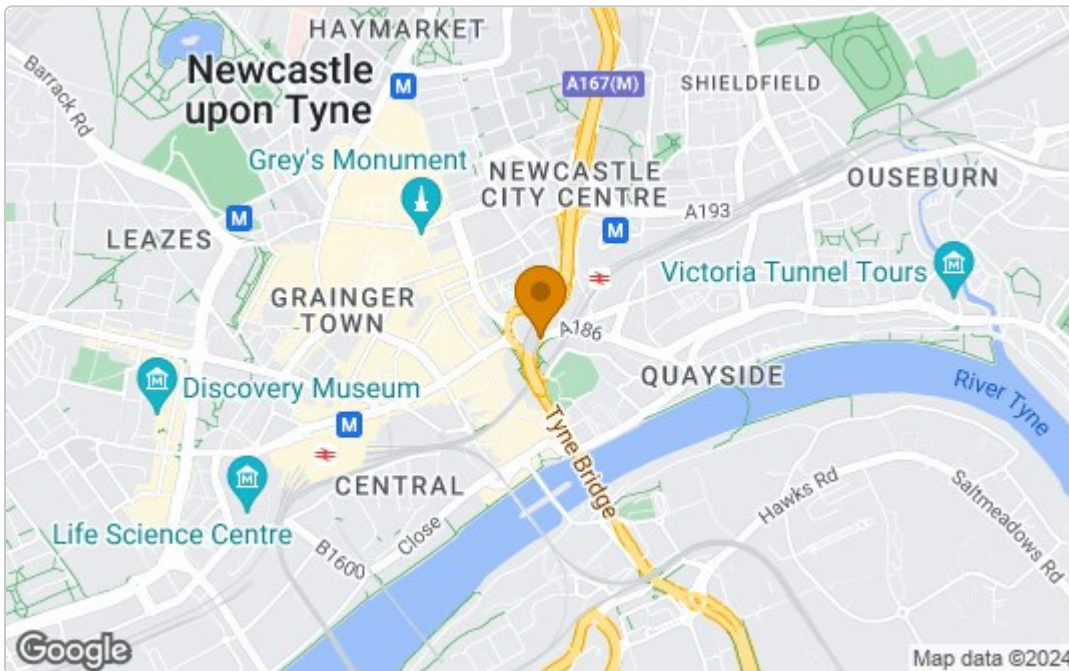


PANDONGATE CITY ROAD NE1 2AY

TOTAL FLOOR AREA - 451 sq.ft. (41.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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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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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	86
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		
EU Directive 2002/91/EC		

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