



## **23 Tube Court, Newcastle Upon Tyne, NE1 2DB**

**Offers Over £140,000**

Hive Estates welcomes to the market this fantastic two bedroom apartment set within a modern Quayside development. The property features a spacious lounge with a dining area, a stylish fitted kitchen, and a well-appointed bathroom, along with two well-proportioned bedrooms offering comfortable living space. Externally, the apartment benefits from allocated parking, adding convenience in this sought-after location. Ideal for first-time buyers, professionals, and investors alike, this superb home offers modern city living with excellent access to the vibrant Quayside and surrounding amenities.

**Lounge/Diner 10'4" x 15'3" (3.15 x 4.65)**

**Kitchen 10'4" x 7'0" (3.15 x 2.15)**

**Bedroom 1 10'7" x 11'1" (3.25 x 3.40)**

**Bedroom 2 7'6" x 11'1" (2.30 x 3.40)**

**Bathroom 7'6" x 7'0" (2.30 x 2.15)**

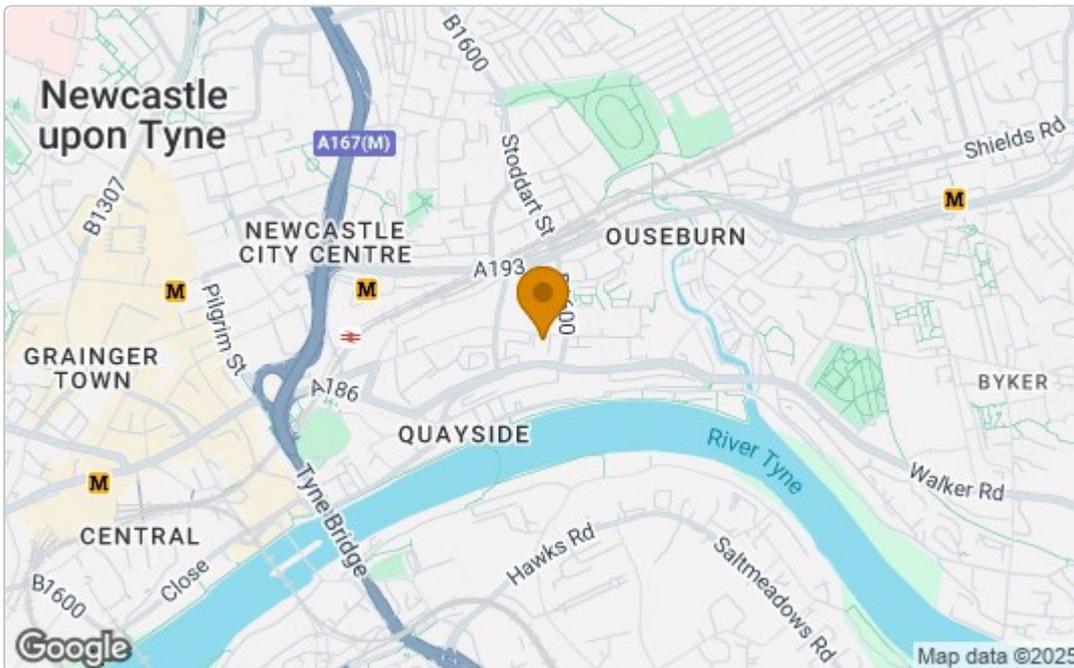
### Fourth Floor

Approx. 61.2 sq. metres (658.7 sq. feet)



Total area: approx. 61.2 sq. metres (658.7 sq. feet)

### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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