



# 7 Luxor Row

The Malings



SANDERSON  
YOUNG





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## 7 Luxor Row The Malings, Ouseburn, NE6 1LG

Beautiful & Substantial Modern Duplex Maisonette Apartment Boasting Three Double Bedrooms, Two Bathrooms, Impressive Open Plan Kitchen, Living & Dining Room and Access to a Private Roof Terrace with Lovely Open Aspect Views of the Ouseburn Valley & The Toffee Factory!

This wonderful modern maisonette apartment is perfectly placed at the highly desirable The Malings development, Ouseburn.

The Malings is ideally positioned to provide direct access to everything Ouseburn has to offer including its countless restaurants, cafes and excellent public houses, whilst also being only a short walk from Newcastle's Quayside and Jesmond. The property is also located near to the Ouseburn Tunnel, Hotel du Vin, and offers easy access into Newcastle City Centre with its array of cultural activities and Newcastle's Central Station, which is only a 10 minute taxi ride away, offering excellent links throughout the region and indeed the country.

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### Price Guide:

Offers Over £325,000

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The apartment itself is placed to the top two floors of the development, enjoying magnificent open aspect views and was purchased by the current owner, from new in 2017, and offers an excellent opportunity with immediate possession available.

Boasting in excess of 1183 sq.ft, the internal accommodation comprises: Ground floor private access with staircase leading to the second floor | Landing with useful utility and storage cupboard | Bedroom one is a generous double with views towards the Toffee Factory and access onto a well presented ensuite shower room/wc | Bedroom two is a further large double with dual aspect views to the north up the Ouseburn Valley and with light from the lightwell | Family bathroom with three piece suite | Bedroom three is a smaller double bedroom which has previously been utilised as a dressing room.

The stairs then continue up to the top floor and give access onto a stunning open plan kitchen, diner & living room | The living room benefits from dual aspect views up Ouseburn Valley and with light from the lightwell | The kitchen is well equipped with modern cabinetry/worktops and integrated appliances throughout | The kitchen gives access onto a generous south facing decked roof terrace with stunning views.



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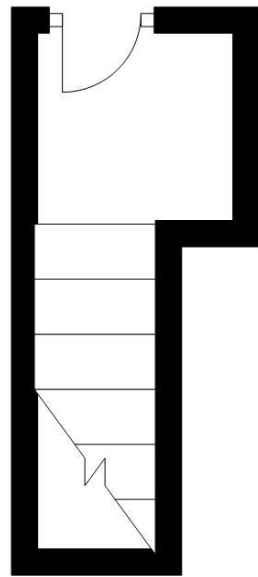






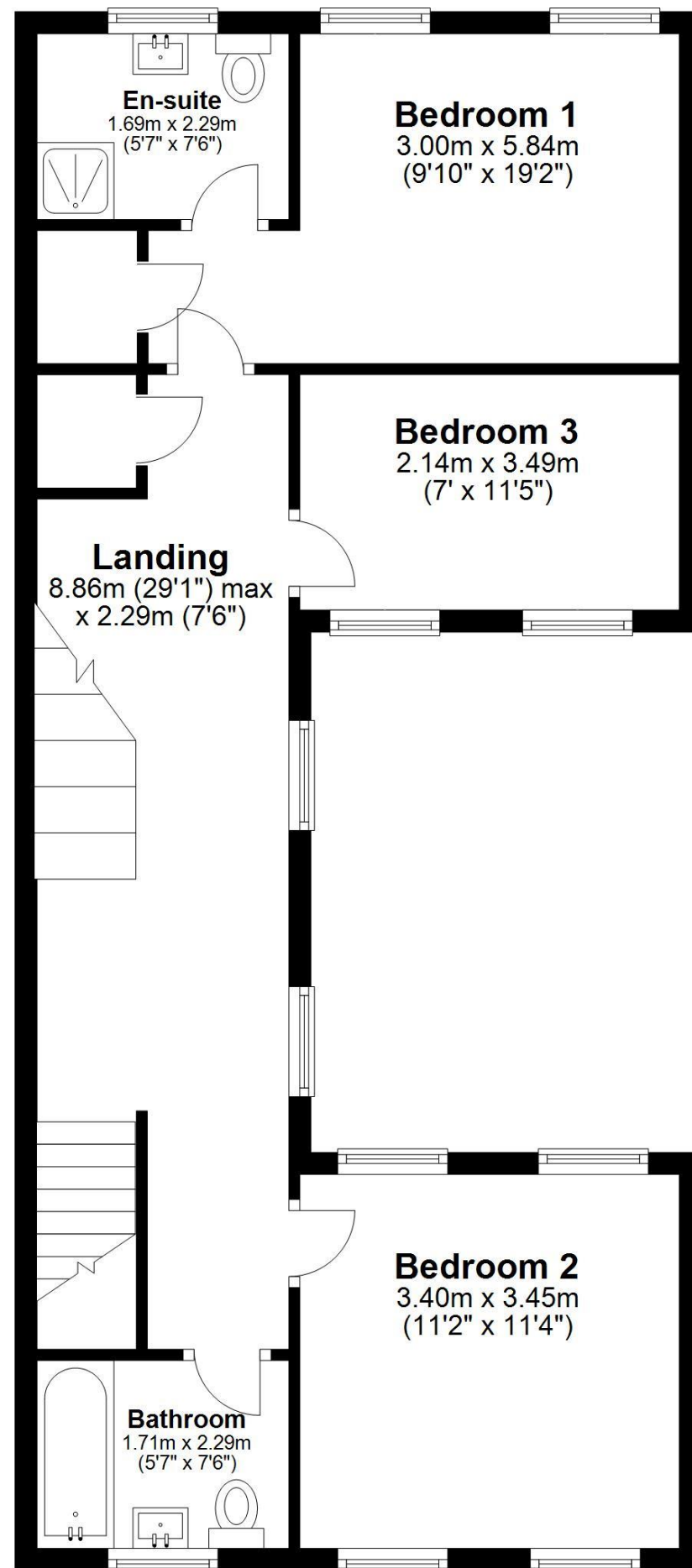
### Ground Floor

Approx. 4.4 sq. metres (47.2 sq. feet)



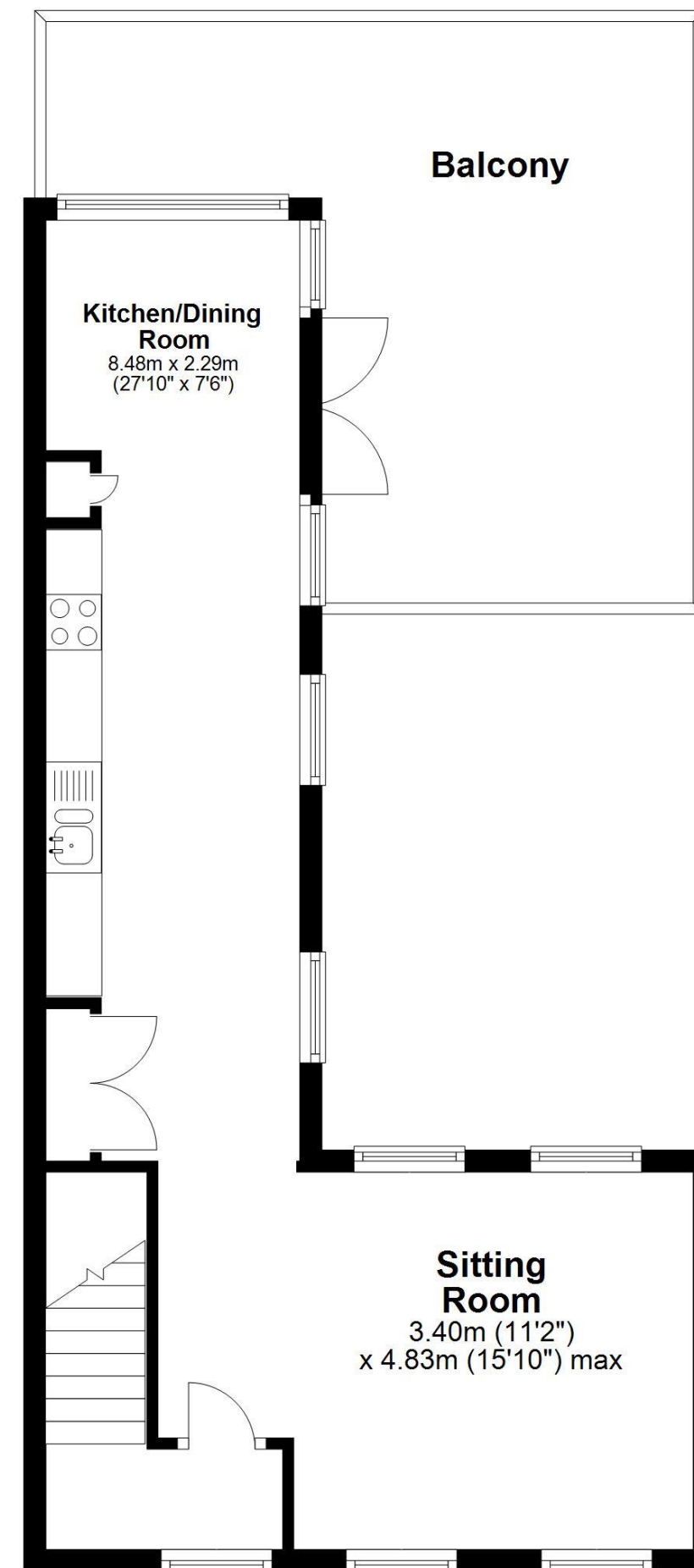
### First Floor

Approx. 62.3 sq. metres (670.5 sq. feet)



### Second Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



Total area: approx. 106.2 sq. metres (1142.9 sq. feet)

**7 Luxor Row, Ousburn**



Immaculately presented throughout, this incredible maisonette apartment offers a rare opportunity to purchase a wonderful modern apartment with direct outside space and early viewings are deemed absolutely essential.

Services: Mains electric, gas, water and drainage | Tenure: Leasehold | Lease Remaining: 140 Years | Service Charge: £1,142 per annum | Council Tax: Band D | Energy Performance Certificate: Rating B







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