



## 11 Manor Chare, Newcastle Upon Tyne, NE1 2EQ

**Asking price £127,000**

\*\*\*INVESTORS ONLY\*\*\*

CityRise is thrilled to present a beautiful one bedroom apartment situated in the heart of Newcastle. It is conveniently located in a desirable location, close to amenities, shopping centres and restaurants.

The apartment features a well-designed layout that maximizes space and functionality. Bedroom is comfortably sized, providing ample room for relaxation and rest and the living area is open and inviting, creating a welcoming atmosphere for residents. Large windows throughout the apartment allow for an abundance of natural light, creating a bright and airy ambiance.

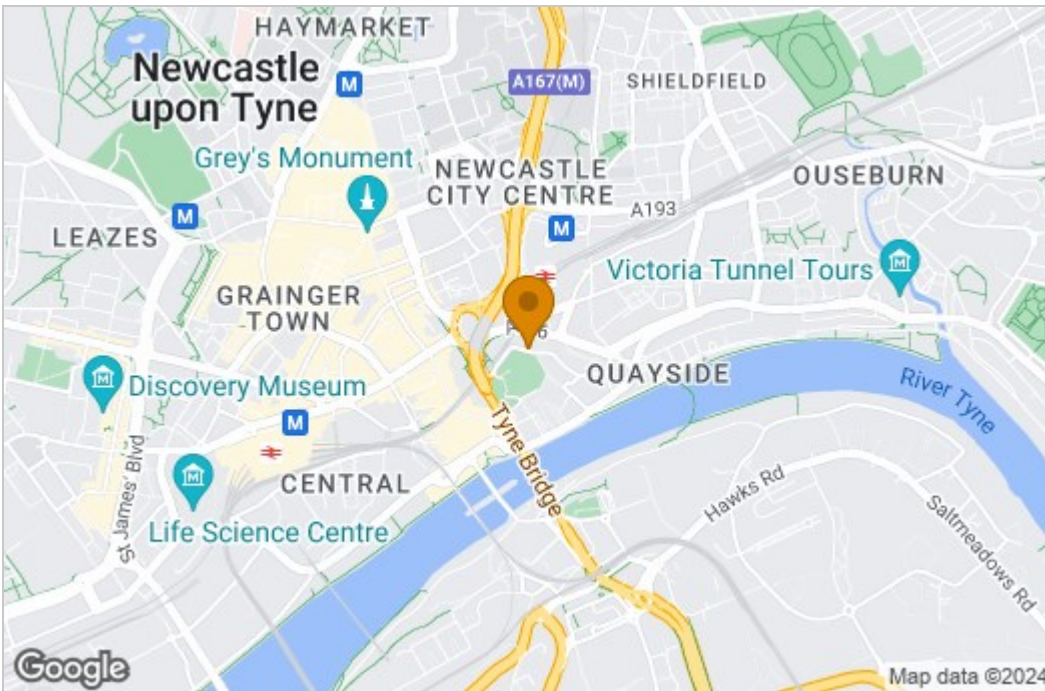
Newcastle benefits from a strong local economy, driven by sectors such as education, healthcare, technology, and manufacturing. This provides a stable foundation for property investments and ensures a steady stream of potential tenants. Newcastle's property market has shown consistent growth over the years, offering the potential for capital appreciation.

Please get in touch with us if you wish to discuss this property investment or other buy to let opportunities.



# Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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