

BRUNTON

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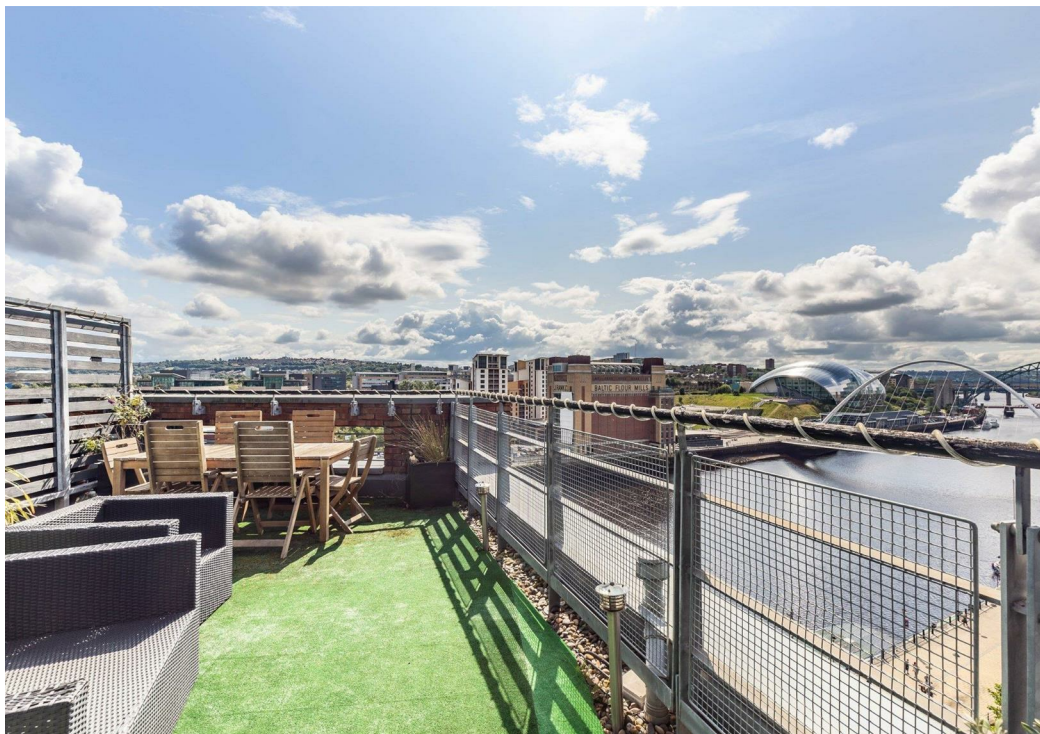
ST ANN'S QUAY, QUAYSIDE, NEWCASTLE UPON TYNE

Offers Over £375,000

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Stylish Purpose Built 9th Floor Apartment Located on Newcastle's Quayside, Boasting an Outstanding Balcony with Stunning Quayside Views. Two Double Bedrooms, Juliette Balcony, Bathroom Plus En-Suite, Open Plan Kitchen/Diner/Living Room, Lift Access and Allocated Parking!

This fantastic purpose built apartment is ideally situated on Newcastle's Quayside and offers a rare opportunity to purchase a property with arguably one of the best balcony's and accompanying views within Newcastle.

St Anns Quay is perfectly placed to offer easy access to Newcastle's vibrant Quayside, countless bars, cafes and restaurants throughout the city centre and benefits from transport links by car, metro and rail.

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Accessed via a communal entrance, the accommodation briefly comprises: Communal entrance hall with secure telephone entry system and lift access to all floors. The private internal accommodation comprises: Entrance hall with built-in storage cupboard and access to two double bedrooms, family bathroom and kitchen/diner/living room.

Bedroom one, a comfortable double, features fitted wardrobes and en-suite shower room with tiled walls and floor. Bedroom two, again a comfortable double, features a sliding pocket door offering versatile living arrangements to the living room and a delightful 'Juliette' balcony with views of the River Tyne. The family bathroom is complete with a three piece-suite, tiled walls and tiled floors.

The kitchen/diner/living room is accentuated with large doors leading to the balcony, creating a light and airy living space. The kitchen itself is well equipped with a range of fitted wall and base units and a number of integrated appliances, with wood flooring completing the space.

Well presented throughout, with an allocated parking space and offered with no onward chain, this excellent apartment provides a great opportunity to secure a modern apartment within the very heart of Newcastle's City Centre.



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TENURE : Leasehold

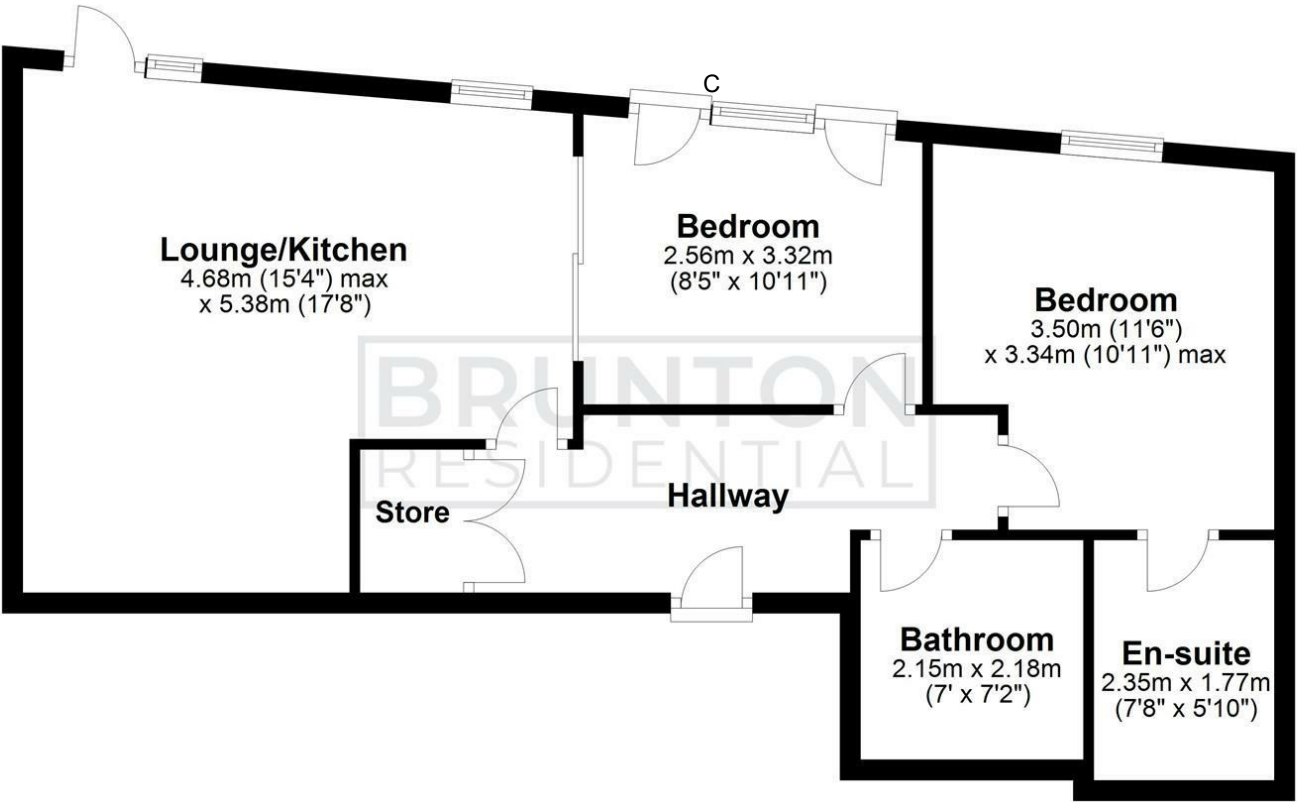
LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : D

Ninth Floor

Approx. 63.5 sq. metres (683.2 sq. feet)



Total area: approx. 63.5 sq. metres (683.2 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



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		
		80
	62	
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		
	74	73
EU Directive 2002/91/EC		
England & Wales		