

BRUNTON

RESIDENTIAL



MARINERS WHARF, NEWCASTLE UPON TYNE, NE1

Offers Over £195,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL





Stylish Recently-Refurbished, Purpose Built Ground Floor Apartment Located on Newcastle's Vibrant Quayside, Boasting an Outstanding 20ft Kitchen/Diner/Reception Room with Re-Fitted Kitchen, Two Double Bedrooms, Excellent Re-Fitted Bathroom, with Stunning Quayside Views and a Garage!

Perfectly located just a short walk away from Newcastle Central Station and nearby Metro links, providing convenient connections throughout the region and further afield. This fantastic, refurbished, purpose built apartment is ideally situated on Newcastle's Quayside and offers a rare opportunity to purchase a property just a stones throw from the River Tyne, with easy access by foot to the wonderful array of bars, cafes, restaurants and nightlife of both the City Centre and the vibrant Ouseburn.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Having undergone a substantial refurbishment and accessed via a communal entrance, the accommodation briefly comprises: Communal entrance hall with secure telephone entry system and access to all floors. The private internal accommodation is set to the ground floor, and comprises: a private entrance lobby and hallway. The hallway provides access to the open-plan kitchen/diner/reception area, two bedrooms, and the family bathroom.

The open-plan living space, spanning a great 20ft has recently been upgraded with a newly fitted kitchen featuring modern wall and base units, integrated appliances, and ample work surface space. This light and airy room enjoys superb views over the Quayside, offering an ideal setting for both entertaining and relaxation.

Both bedrooms are comfortable doubles, each benefiting from front-facing aspects overlooking the Quayside. The newly installed bathroom features tiled flooring, part-tiled walls, a heated towel rail, and a modern three-piece suite. The property further benefits from new carpeting and flooring throughout.

Offered with no onward chain, and complete with garage and off street parking, this great, fully refurbished apartment simply demands early inspection!



BRUNTON

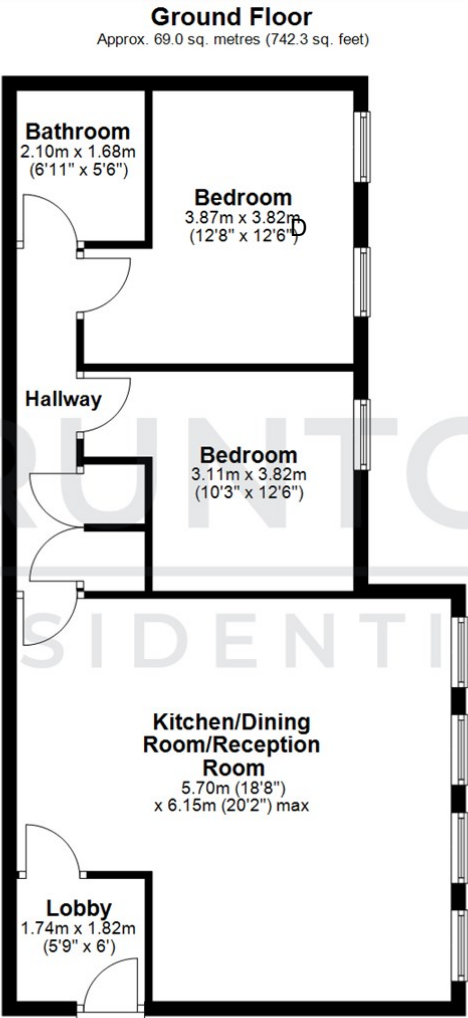
RESIDENTIAL

TENURE : Leasehold - Share of Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



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		
	77	82
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	