


# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Percy Gardens, Tynemouth NE30 4HQ

# Percy Gardens, Tynemouth NE30 4HQ

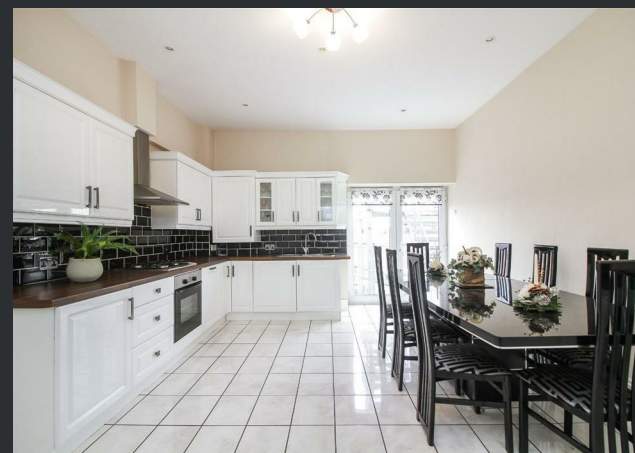
**Offers Over £595,000**

Signature North East is proud to present to you this breathtaking four bedroom second floor apartment, nestled in the coveted Percy Gardens of Tynemouth, with private gated roads and a beautiful communal garden. The property offers Sea views from almost every room along with magnificent uninterrupted views of King Edwards Bay beach and Tynemouth Priory; a truly envious, unique locality. Perfectly situated within two minutes' walk to the village centre which is home to an array of popular cafes, bars, and restaurants. The property is also in close proximity to a variety of award-winning beaches and the widely renowned Tynemouth surfing club and venue, making it perfect for picturesque walks and fun filled days out.

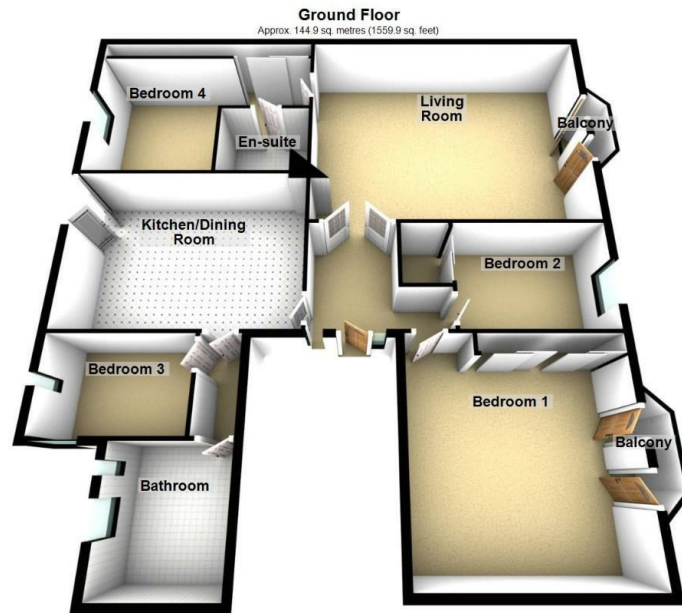
Upon entering the property, you are greeted by a warm welcoming hallway with a gleaming tiled floor. This area is perfect for storing all your outside necessities or making a bold first impression on your guests. Straight ahead are double doors, inviting you through to the living room. The living room boasts amazing natural light, modern décor, and ample space. The living room also features a balcony with a view of the sea. The kitchen/dining room is beautifully tiled and contains sleek white units and hosts plenty of space for any other additional desired furnishings. This kitchen has integrated appliances such as a fridge, freezer, dishwasher and washing machine.

There are four bedrooms in the property, the first bedroom benefits from sea views from the balcony and helps better your morning routine by starting of the day right with fresh air and sunlight. This room has an abundance of space, natural light and storage options with the sliding door wardrobes. The second bedroom, also with stunning garden and sea view can accommodate a double bed and would make a great guest room or with its cosy atmosphere. The third bedroom has the main bathroom just outside the door. This room is a versatile space with an expansive storage area above and is currently being used as a study. The fourth and final bedroom hosts tasteful décor and is generously spacious, this room contains wall to wall sliding wardrobes and can accommodate a double bed. Additionally, this room has its own en suite fitted with a bath, overhead shower, sink and w.c. The en-suite gives plentiful storage above. Lastly, the main bathroom proposes a bath and shower whilst benefiting from the lighting of a large, clouded window.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



# PROPERTY FLOORPLAN



Total area: approx. 144.9 sq. metres (1559.9 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
23'4" x 17'8"

Kitchen / Dining Room  
18'2" x 13'1"

Bedroom One  
16'6" x 15'7"


Bedroom Two  
18'2" x 13'2"

En Suite  
7'4" x 6'1"

Bedroom Three  
10'8" x 7'2"

Bathroom  
9'6" x 8'4"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>74</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News