

# SIGNATURE


## NORTH EAST

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







 Percy Park, Tynemouth NE30 4JX



# Percy Park, Tynemouth NE30 4JX

**Offers Over £390,000**

Signature North East welcomes you to this beautifully positioned two-bedroom apartment in Percy Park, Tynemouth. Ideally located in the heart of Tynemouth, this property offers a stunning coastal lifestyle and is just a short stroll from the iconic Longsands Beach, Tynemouth Front Street, and renowned eateries such as Riley's Fish Shack and Di Meo's Ice Cream. With excellent transport links from Tynemouth Station and easy access to the A1058, this property is perfect for those looking to enjoy both coastal charm and city connections to Newcastle city centre.

Upon entering the apartment, a central hallway leads you through to the main living areas. The bright and spacious living room is framed by two large windows that provide picturesque views of the sea, filling the room with natural light. A cosy fireplace adds character to the space. The open-plan kitchen/dining area is perfect for modern living, offering the perfect space for entertaining. The kitchen is fitted with sleek countertops and a range of integrated appliances, including a Bosch oven, Belling hob, integrated fridge freezer, microwave, and dishwasher. The kitchen provides access to the 20ft west-facing terrace, where you can enjoy sea views.

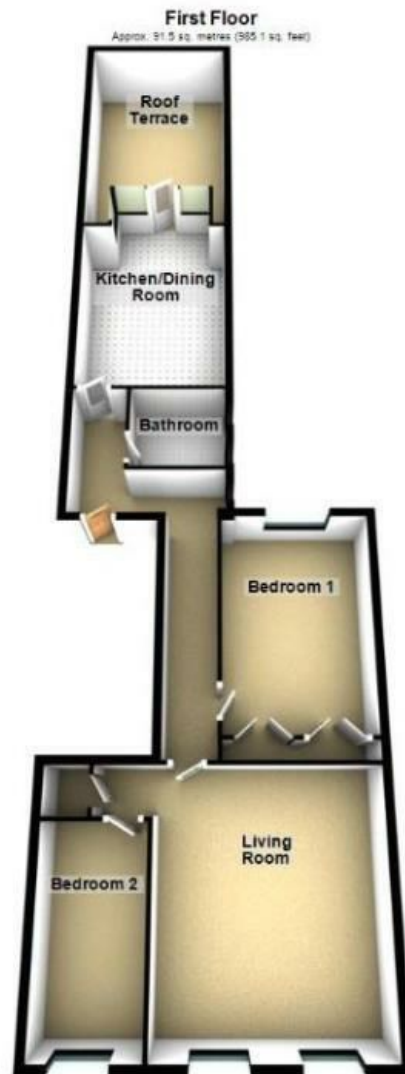
The apartment continues to impress with two generously sized bedrooms, both with enough space to accommodate a double bed and furnishings. Each room is bright and airy, providing the perfect sanctuary after a long day. The bathroom is modern and well-equipped, featuring a bath, a shower, hand basin, and W.C.

Externally, the apartment boasts an impressive 20ft west-facing terrace, perfect for enjoying those stunning sea views while relaxing. There is permit parking available on weekends for a small annual fee of £25, with free parking throughout the week. With its unbeatable location and modern features, this apartment offers a fantastic opportunity to experience coastal living at its best.



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

# PROPERTY FLOORPLAN



Total area: approx. 109.3 sq. metres (1176.6 sq. feet)

Please be advised the floor plans 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  
22'6" x 17'3"

Kitchen / Dining Room  
18'11" x 11'8"

Bedroom One  
17'4" x 10'7"

Bedroom Two  
13'8" x 7'0"

Bathroom  
7'3" x 6'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(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		

England & Wales

EU Directive  
2002/91/EC











More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://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](https://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