



- 2 Bed First Floor Apartment
- Secure Entry System
- Secure Underground Parking
- Council Tax Band: C EPC : C
- Spectacular Views of the River Tyne
- 21' Open Plan Lounge/Kitchen with Juliette Balcony
- Fabulous Quayside Location
- Communal Hall, Stairs & Lift
- Bathroom/WC & En Suite Shower/WC
- Ideal for a Professional Person/Couple

A 2 bedroomed first floor apartment with spectacular and iconic views over the River Tyne towards the bridges. Situated within this purpose built development, with secure entry system and stairs and lift to the first floor and the apartment itself, the Reception Hall, with cloaks cupboard and cupboard housing the pressurised hot water system, leads to the open plan Lounge/Kitchen. The spacious lounge area has French doors opening to a Juliette balcony and wonderful views of the river and surrounding landscape. The kitchen area is fitted with wall and base units, sink unit, split level oven, 4 ring ceramic hob with extractor over, plumbing for a washer and a breakfast bar. Bedroom 1 is to the rear and has an En Suite Shower/WC, with low level wc, pedestal wash basin and shower cubicle with rainhead and hand held showers and a towel warmer. Bedroom 2 is also to the rear. The Bathroom/WC has a low level wc, wall mounted wash basin with mirror over and storage under, panelled bath with rainhead and hand held showers and a towel warmer. There is also secure underground car parking.

Ouseburn Wharf faces the River Tyne, ideally located for the amenities of the Ouseburn Valley and the Quayside, with an eclectic range of pubs, restaurants, cafes and shops and arts and music venues including the Glasshouse, Baltic and Riverside. There is also good access into the city and Newcastle Central Railway Station as well as lovely walks and cycle paths along the riverside.

Reception Hall

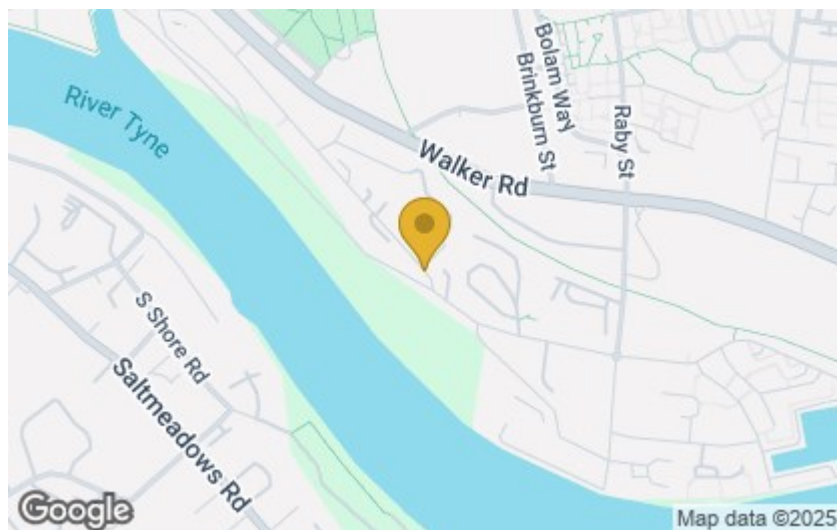
Lounge/Kitchen 21'2 x 15'4 (6.45m x 4.67m)

Bedroom 1 11'6 x 14'0 (max) (3.51m x 4.27m (max))

En Suite Shower/WC 4'2 x 6'0 (max) (1.27m x 1.83m (max))

Bedroom 2 14'2 x 8'8 (4.32m x 2.64m)

Bathroom/WC 6'8 x 6'8 (2.03m x 2.03m)



Energy Performance: Current C Potential B

Council Tax Band: C

Distance from : St Lawrence's Catholic Primary School 0.5 miles

Distance from: Welbeck Academy School 0.8 miles

Distance from: Byker Metro Station 0.6 miles

Distance from: Manors Metro Station 0.8 miles

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.