



\*\*\* CITY LIVING WITH NO ONWARD CHAIN \*\*\*

This is a superbly presented third floor, two bedroom luxury apartment situated within minutes walk of Newcastle Quayside and a short distance from Newcastle City Centre.

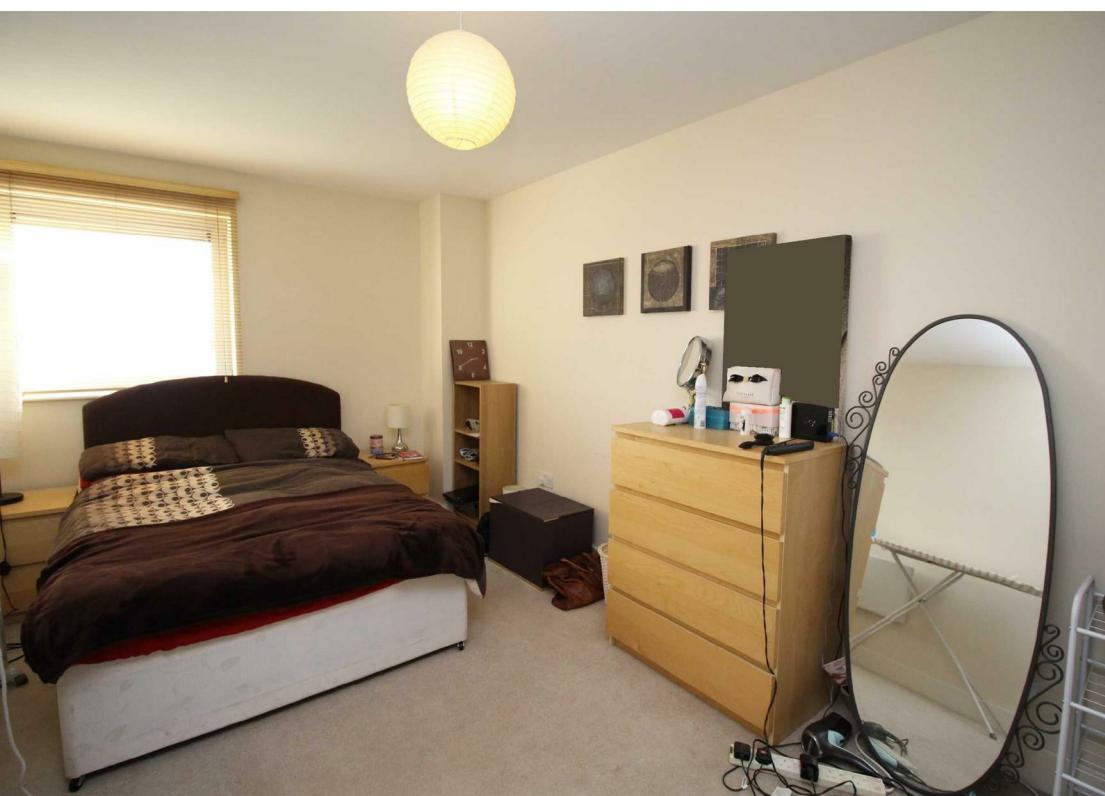
The accommodation comprises in brief:- Secure communal entrance with lift to all floors, entrance hallway with door to open plan lounge/kitchen diner, two double bedrooms (the master with en-suite), bathroom and balcony with views of the River Tyne. Allocated parking space in secure car park.

This will appeal to both professionals with easy access to the city centre and investors for high end rental market. Please call 0191 236 2070.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*D\*.

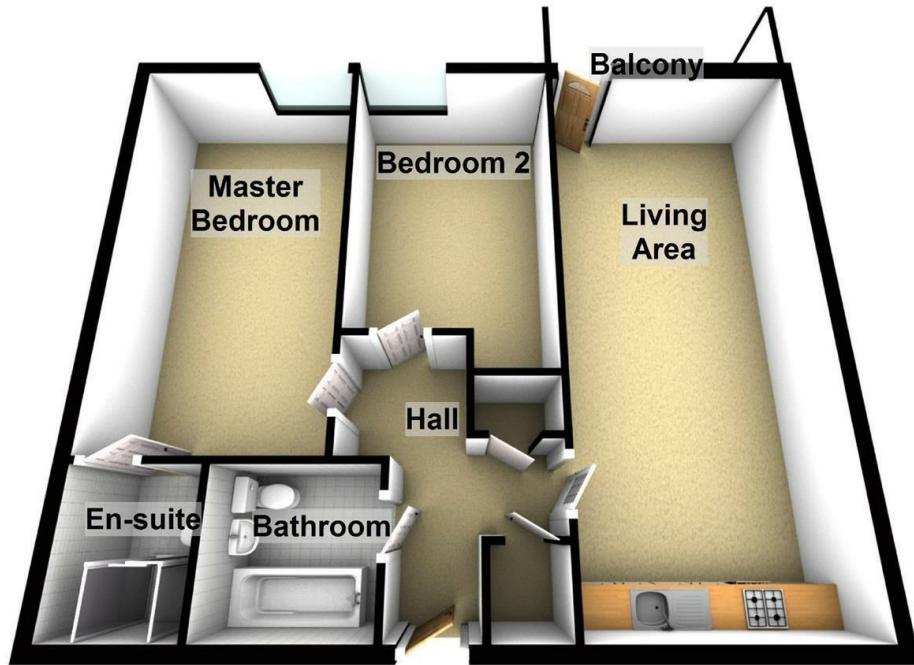


Lounge/Kitchen Diner 24'6" x 11'3" (7.46 x 3.42)

Master Bedroom 19'8" x 9'8" (6.00 x 2.94)

Bedroom Two 17'9" x 9'6" (5.42 x 2.90)

## Third Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### The difference between house and home

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