



# move

**PENTHOUSE SUITE**, 241 BALTIC QUAY, SOUTH SHORE ROAD,  
GATESHEAD TYNE AND WEAR, NE8 3QZ



A rare opportunity has arisen to acquire a duplex penthouse apartment within this popular Gateshead Quayside development. Offering unobstructed views of the River Tyne to the east and the east of the city centre. The property is offered with immediate vacant possession however does require substantial refurbishment as most fixtures and fittings have been removed.

**£449,950**

LOW FELL (HEA), 449/451 DURHAM ROAD, LOW FELL, GATESHEAD, TYNE AND WEAR, NE9 5EX

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### Directions

Baltic Quay is located on the Gateshead side of the river and can be accessed via either South Shore Road or Mill Road.

### Accommodation

All measurements are approximate.

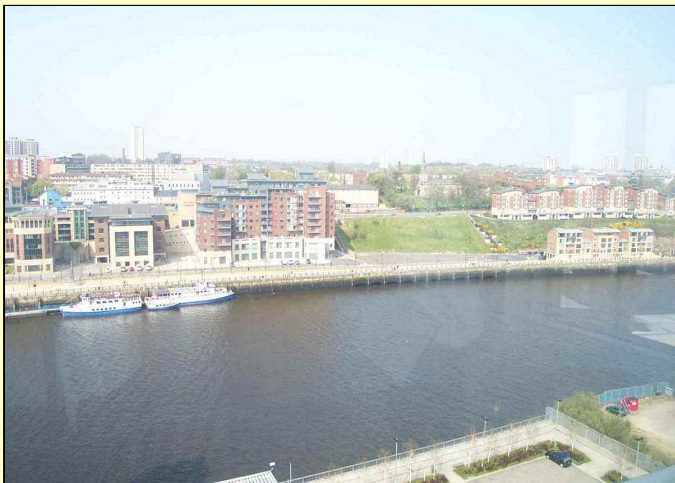
Entry is gained via an intercom controlled entrance door which leads into:

### Communal Vestibule



With personal mailboxes, stairs and lift to:

### Fourteenth Floor Landing



Personal door to:

### Vestibule

With a wrought iron and beech spindle staircase off. Ceramic tiled floor. Doors to:

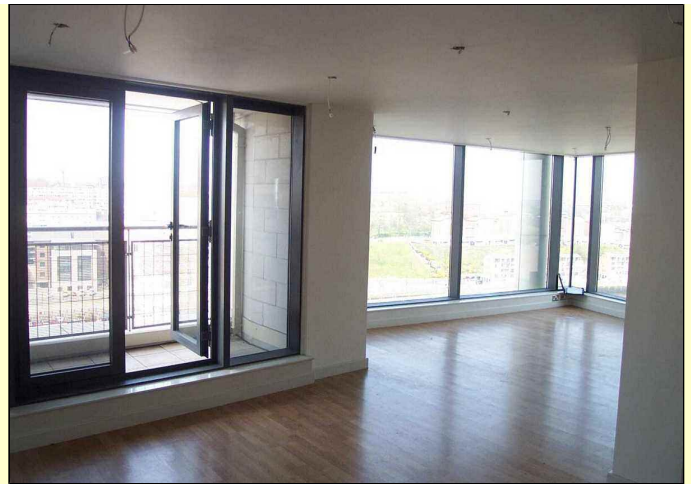
### Cloakroom/Wc

Fitted with a white suite with chrome effect fittings comprising low level WC and wash hand basin.

### Lounge

8.16m reducing to 4.75m x 7.11m reducing to 4.34m / 26' 9" reducing to 15' 7" x 23' 4" reducing to 14' 3"

A superb open plan space with magnificent views from a glazed corner wall with unobstructed views across the River Tyne and the east of the city. Further double glazed French doors lead onto a small balcony area overlooking the rear of the Baltic contemporary arts centre. Leading to:



### Kitchen Area

3.06m x 2.59m / 10' 0" x 8' 6"



The kitchen area has been completely stripped of all fixtures and fittings.

### Landing

Fire door providing secure exit route. Built in airing cupboard. Wood laminate flooring. Doors to:

### Master Bedroom

3.84m x 3.66m / 12' 7" x 12' 0"

Double glazed French doors lead to a small balcony area. Door leading to:

### En-Suite Shower Room

Fitted with a white suite comprising shower cubicle, pedestal wash basin and low level WC.

### Bedroom 2

4.71m x 4.39m / 15' 5" x 14' 5"



With a superb full height feature corner window offering superb views.

### **Bedroom 3**

3.22m x 2.65m (Minimum) / 10' 7" x 8' 8" (Minimum)



Double glazed window.

### **Bathroom**

Suite has been completely removed.

### **Tenure**

We are informed by the seller that the tenure of this property is Leasehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

### **Connected Interest**

This property is being sold by Halifax Estate Agencies Limited or one of its licensees on behalf of a company within HBOS plc group. Halifax Estate Agencies Limited is a part of the HBOS plc group.

### **Opening Times**

Monday - Friday: 9.00am to 5.00pm

Wednesday: 9.30am to 5.00pm

Saturday: 9.00am to 1.00pm

Property Ref : HF105320510

Creation Date : 27/10/2006

#### IMPORTANT INFORMATION

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