



## Hanover Mill

### Newcastle City Centre

- City Centre Apartment
- Two Bedrooms
- Balcony
- Allocated Parking Space
- No Onward Chain
- EPC: D

**Offers in the Region of: £170,000**



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# Hanover Mill

Newcastle City Centre

## HANOVER MILL, NEWCASTLE UPON TYNE NE1 3AB

### Cash Buyers Only

Priced for a quick sale is this larger style two bedroom apartment, located in the popular Newcastle Quayside. This is a very large quayside apartment with a floor area of around 168 sq m (nearly 2000 sq ft). The property is well presented throughout and offers modern style living. Viewing highly recommended to fully appreciate the size of this property.

The property has additional advantages of en suite facilities, balcony, allocated parking and no onward chain. The accommodation briefly comprises of hallway large room which can be used for storage, lounge leading to open plan dining area/kitchen, two bedrooms, master with en suite, bathroom.

Located within walking distance of Newcastle Central Station, university, college and hospitals. Along with having an array of amenities to include shops, restaurants and public transport links.

### Entrance Hall

Storage cupboard.

### Internal Lobby 10' 0" x 7' 1" into alcove (3.05m x 2.16m)

Leading to two large rooms.

### Room One 10' 0" x 7' 1" (3.05m x 2.16m)

Internal window to room two.

### Room Two 16' 1" max x 21' 0" max (4.90m x 6.40m)

Obscure shaped room.

### Bedroom One 7' 1" x 11' 0" plus large recess (2.16m x 3.35m)

Laminate flooring. Electric wall heater. Access to en suite shower room.

### En Suite Shower Room

Walk in shower cubicle. Vanity wash hand basin. Low level WC. Tiled floor and walls.

### Bedroom Two 21' 0" x 9' 0" (6.40m x 2.74m)

Laminate flooring. Electric wall heater.

### Bathroom

Panelled bath with shower and screen over. Pedestal wash hand basin. Low level WC. Tiled floor and walls.



FN00006507/VS/SP/23112020/V.4

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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**HANOVER MILL, NEWCASTLE UPON TYNE NE1 3AB**

**Lounge 14' 1" x 29' 0" (4.29m x 8.83m)**

Laminate flooring. Electric wall heater. TV point. Sliding doors leading to balcony.

**Balcony**

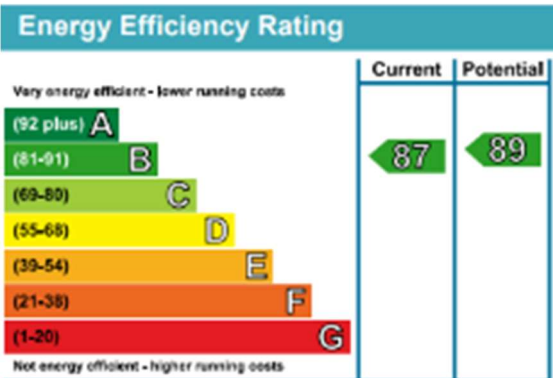
Covered balcony area. Decked flooring. Glass panels to the front.

**Dining Kitchen 21' 0" x 22' 0" (6.40m x 6.70m)**

Obscure shaped room. Fitted wall and base units. Single drainer sink unit. Integrated oven, hob, extractor and microwave. Plumbing for washing machine. Part tiled walls. Laminate flooring. Electric wall heater.

**Tenure**

It is understood that the property is held on a Leasehold basis. Ground rent and maintenance details have not been provided by the seller. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.



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