



City Quadrant

Waterloo Street, City Centre

- 5th Floor apartment
- Lift access
- Two double bedrooms, one with en-suite
- Leasehold
- Council tax band C
- EPC rating C

£ 175,000



0191 281 6700
51 St Georges Terrace, Jesmond, NE2 2SX

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
jesmond@rmsestateagents.co.uk

City Quadrant

Waterloo Street, City Centre

PROPERTY DESCRIPTION

Welcome to this charming flat located in the heart of Newcastle! This property is in good condition and is perfect for couples or sharers looking for a comfortable and convenient place to call home.

As you enter this delightful flat, you'll be greeted by an open-plan reception room and kitchen, creating a spacious and inviting atmosphere. The open-plan design allows for seamless interaction between the living and dining areas, making it ideal for entertaining guests or relaxing after a long day.

The flat boasts two double bedrooms, providing ample space for a variety of living arrangements. The master bedroom features an en-suite bathroom, offering privacy and convenience. The second bedroom offers flexible options for use as a guest room, home office, or additional living space.

The property also includes a family bathroom, ensuring that everyone's needs are met. The flat is situated in a convenient location, with excellent public transport links nearby, including Newcastle Central Station. You'll also find a range of local amenities within easy reach, including the popular Life Centre and Newcastle City Centre.

ENTRANCE

Entrance door, video entry call system, built in cupboard housing washing machine.

LOUNGE/KITCHEN – 9'8 x 21'1 overall (2.95m x 6.43m overall)

Lounge area: Two double glazed windows to the front, electric wall heater.

Kitchen area: Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric oven, built in electric hob, integrated fridge/freezer and dishwasher.

BEDROOM 1 – 11'9 max x 12'10 (3.58m x 3.91m)

Two double glazed windows to the front, electric wall heater.

EN-SUITE SHOWER ROOM

White 3 piece suite comprising; step in shower cubicle with mains fed shower, low level w.c, heated towel rail.

BEDROOM 2 – 10'8 x 9'9 (3.25m x 2.90m)

Two double glazed windows to the front, electric wall heater.

BATHROOM/W.C

White panelled bath, mixer taps with shower over, wash hand basin, low level w.c, part tiled walls, extractor fan.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: Electric Heating
Broadband: ADSL
Mobile Signal Coverage Blackspot: NO
Parking: NO PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

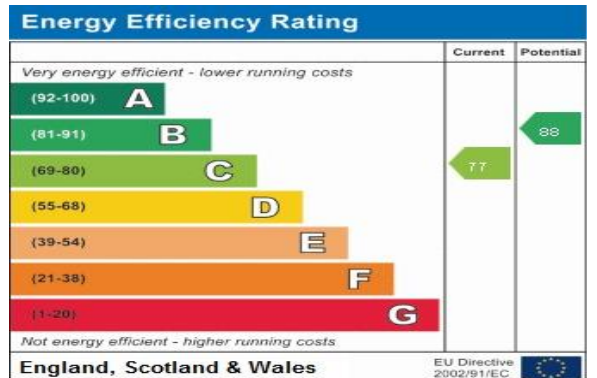
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

- 199 years (less 14 days) from 16 January 2006
- Service Charge £682.96 per quarter

COUNCIL TAX BAND: C

EPC RATING: C

JR00005833.MJ.KC.15/2/24.V.2



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.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

