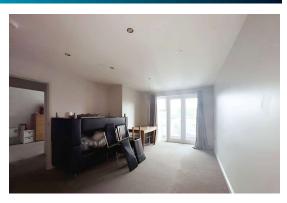


The Bar St James Gate, Newcastle upon Tyne

- Two bed apartment on 6th floor of purpose built apartment block with balcony
- En-suite shower room and family bathroom
- All services/appliances have not and will not be tested
- Sold as seen with no upper chain
- Security entry system and lift to all floors
- Leasehold 125 years from 1 January 2004
- EPC rating C/ Council tax band C

£ 110,000







The Bar

St James Gate, Newcastle upon Tyne

This delightful 2-bedroom flat situated on the 6th floor within this purpose built development is available with no upper chain. The development has a security entry system and a lift to all floors.

The property is neutrally decorated which gives it a fresh and modern feel. The flat boasts an open-plan reception room with French doors leading onto a private balcony, providing a beautiful view of the surrounding area. The kitchen comes with integrated appliances. There are two bedrooms, the main one being a generous double with an en-suite. The ensuite is a modern shower room, offering a luxurious space to unwind. There is a further bathroom/w.c with modern suite.

Situated in a prime location with proximity to public transport links and local amenities, this flat offers an easy commute. It's just a stone's throw away from Newcastle Central station, making travel to and from work effortless. This property is perfect for those who value a combination of comfort, convenience, and modern living.

With its unique features and ideal location, this flat is a fantastic opportunity for the discerning buyer. It is ready to become a comfortable home for its new owners. The property is to be sold as seen and will remain on the market until exchange of contracts.



Entrance door, two built in cupboards, electric wall heater.

LOUNGE/KITCHEN - 23'6 max x 11'5 (7.16m max x 3.48m)

Lounge area – double glazed french doors to balcony at the front, telephone point, television point. Kitchen area – Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in electric hob, extractor hood, space for auto washer, integrated fridge/freezer and dishwasher.

BEDROOM 1 - 8'2 x 17'5 (2.48m x 5.31m)

Double glazed window to the front, electric wall heater.

EN SUITE SHOWER ROOM W.C

White 3 piece suite comprising; pedestal wash hand basin, step in shower cubicle with mains fed shower over, low level w.c, electric wall heater.

BEDROOM 2 - 13'9 x 6'1 max (4.19m x 1.85m max) narrowing to 3'8 (1.15m)

Double glazed window to the front, electric wall heater.

BATHROOM/W.C

White panelled bath with mixer shower taps over, pedestal wash hand basin, low level w.c, part tiled walls, electric wall heater.

PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS ELECTRIC

Broadband: NOT CURRENTLY INSTALLED 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.

Length of Lease: 125 years from 1 January 2004

Ground Rent & Service Charge: TBC

COUNCIL TAX BAND: C EPC RATING: C

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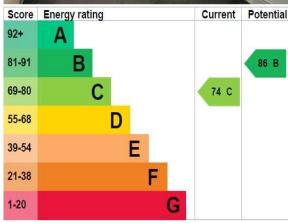
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and w 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 carr out electronic identity verification. This is not a credit check and will not affect your credit score.









16 Branches across the North-East

