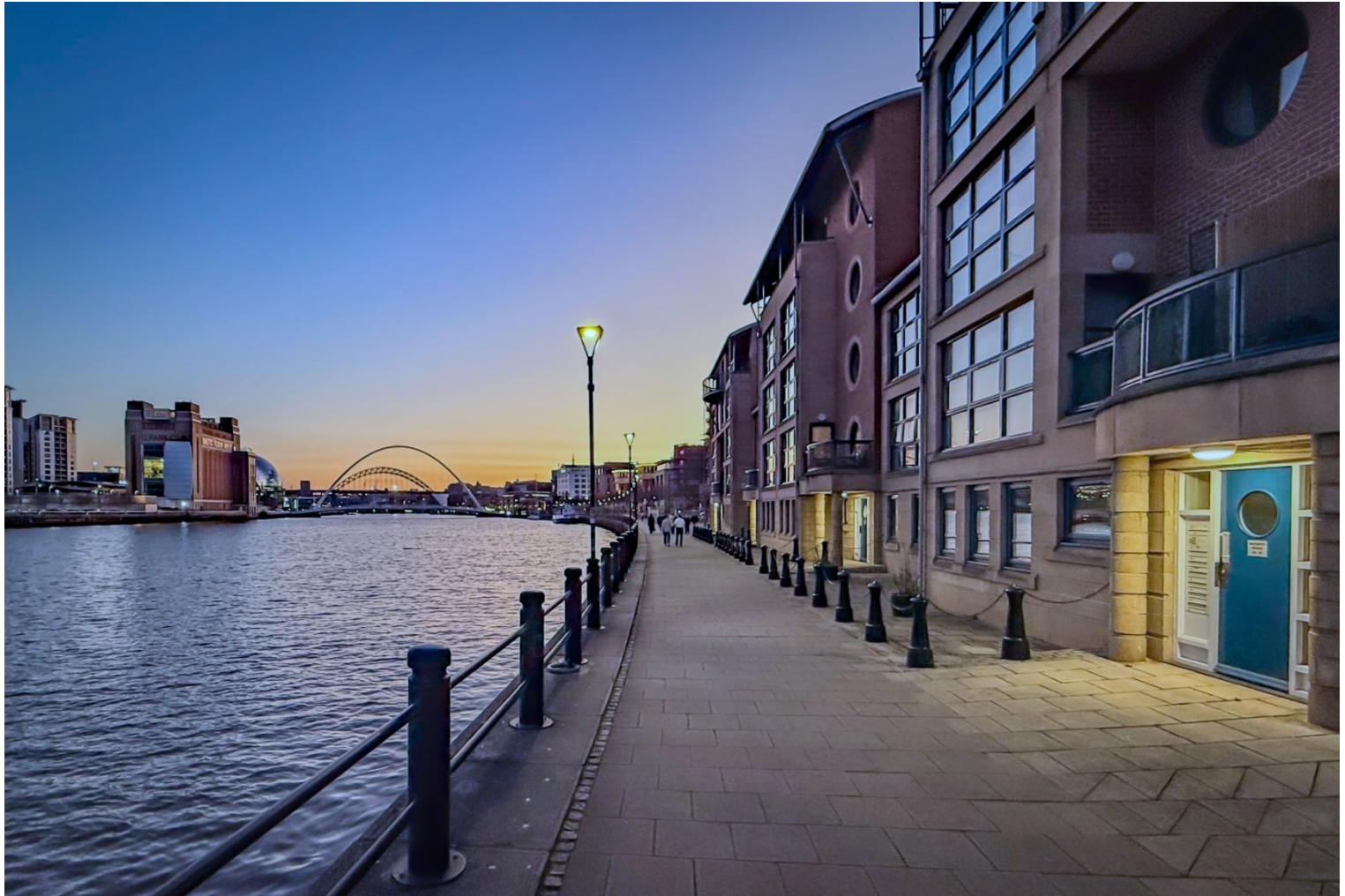


## Offers Over £200,000

### Mariners Wharf, Quayside, NE1



- Stunning quayside location
- Driveway parking
- Superbly fitted kitchen
- Waterfront living
- Single garage space
- Modern bathroom
- New windows in recent years
- Electric heating
- Contemporary decor

\*\*\* ZERO STAMP DUTY ON THIS PROPERTY FOR FIRST TIME BUYERS \*\*\*

\*\*\* Video tour \*\*\* Just click the tour button.

Located on Newcastle's world-famous quayside, this spacious two bedroomed ground floor flat is much improved and offers tastefully presented room with modern fittings to include replacement windows in recent years. The property is within immediate reach of the many eateries and leisure venues along the Quayside and

also in the nearby Ouseburn Valley, with legendary venues such as The Tyne and Free Trade pubs within walking distance. The flat has recently fitted double glazing with privacy windows, electric heating and offers a great lifestyle in an iconic setting. One driveway parking space, and a small single space within an open plan garage unit. Council tax band D, energy rating C. Please see agent's notes for maintenance costs and leasehold. 971 year lease.

# Mariners Wharf, Quayside, NE1

## Hallway

Opening into :

## Open plan living room with kitchen

Two electric panel radiators. Superbly presented with four windows to the front. Modern fitted kitchen with integrated electric hob, oven, extractor hood, dishwasher, washing machine and fridge freezer.

## Inner hallway

With electric panel radiator. Airing cupboard and storage cupboard.

## Bedroom one

With electric panel radiator. Fitted robes.

## Bathroom

With towel radiator. White suite with over bath shower.

## Bedroom two

With electric panel radiator. Fitted robes.

## Externally

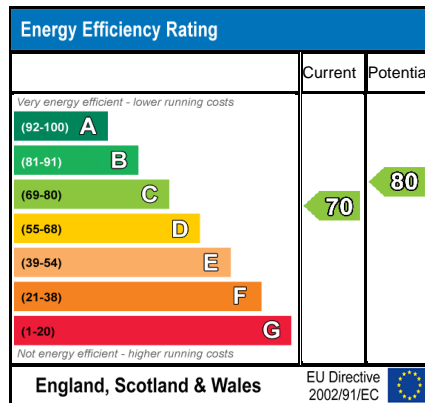
Driveway parking space to rear with single garage space within open plan garage.

## Utilities

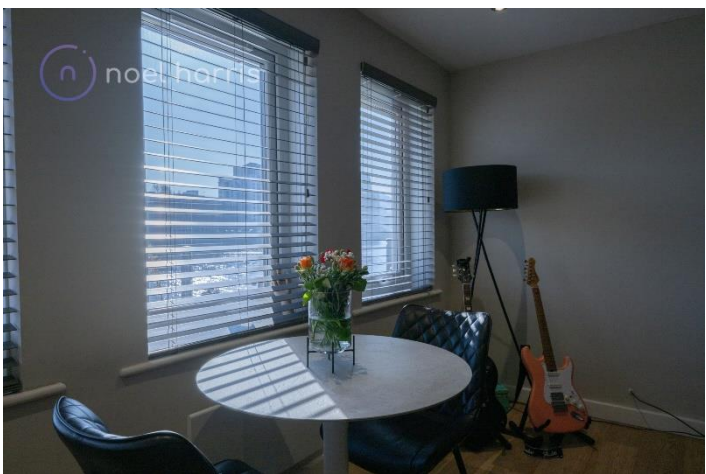
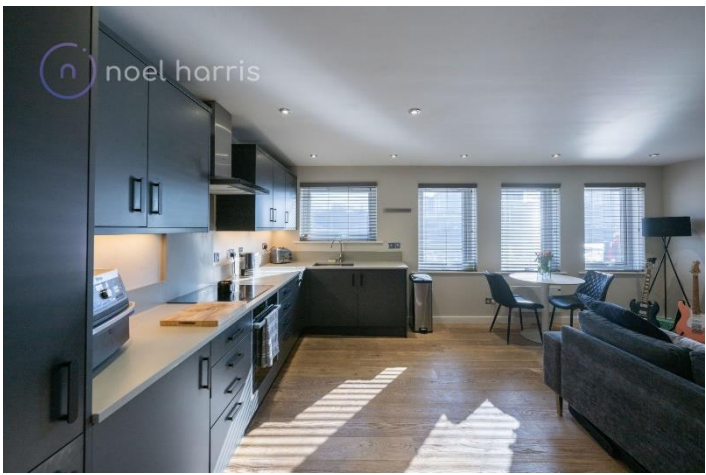
The property is connected to mains electricity, water, drainage and broadband.

## Management and leasehold

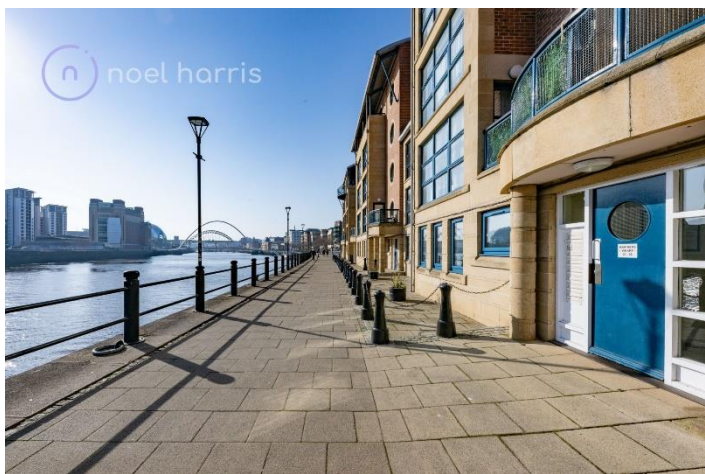
Leasehold : 971 years. Managed by Kingston, the monthly maintenance charge is currently £169.66 This includes building insurance, cleaning and maintenance of communal areas. This figure is not fixed and can vary, your solicitor must confirm this and any queries prior to exchange of contracts. The seller has advised that there is no ground rent payable, this must be confirmed by your solicitor.







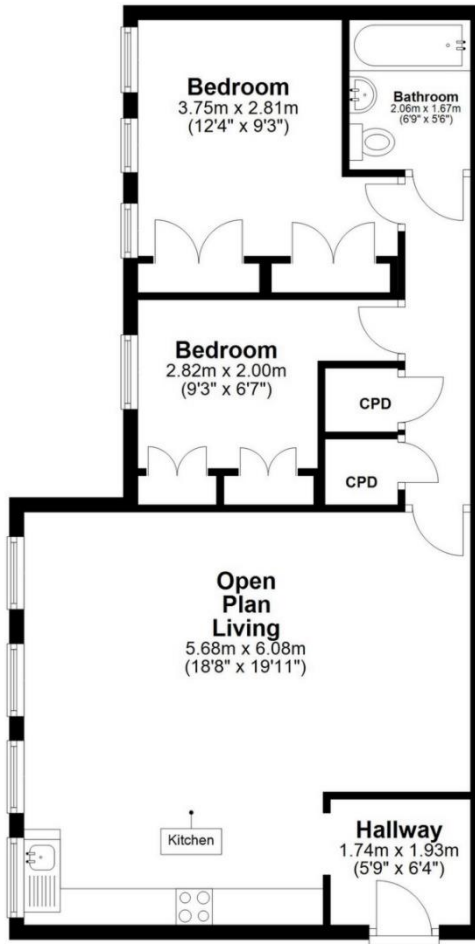






## Ground Floor

Approx. 65.8 sq. metres (708.5 sq. feet)

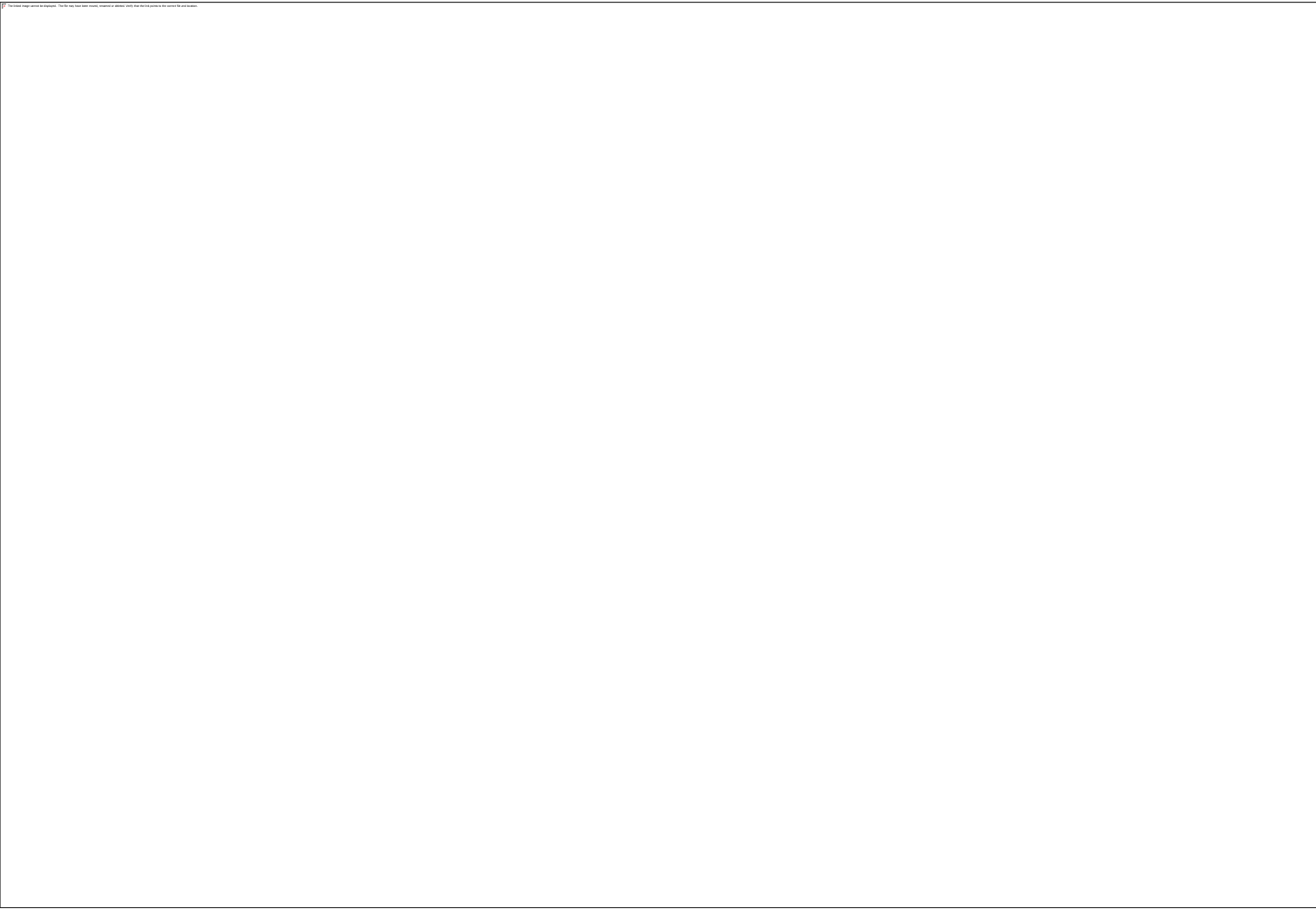


Total area: approx. 65.8 sq. metres (708.5 sq. feet)

**20 Mariners Wharf**

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks,Benton Park Road,South Gosforth,Newcastle upon Tyne,Tyne and Wear,NE7 7LX    T: 01914862029    E: noel@noelharris.co.uk    W: www.noelharris.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.