





- Top Floor Apartment
- Stunning Sea Views
- Well Appointed Kitchen
- Under Floor Heating
- Self Managed Building
- Two Bedroom Home
- Private Balcony
- Modern Fitted Bathroom WC
- Council Tax Band \*C\*
- Exclusive Address





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/LcQDrM3r8ns> \*\*

When it comes to finding a flat that is in the right location, with the most spectacular views, then this could be the property for you. The property is located on the top floor, offering the buyer amazing living space which is very well presented.

Located on a private street which is accessed via security gates, the building provides a welcoming communal entrance hall with a delightful decorative stained and leaded glass door and stairs to the top floor flat; sixty steps in all! The flat itself consists of an amazing lounge with uninterrupted views over Tynemouth Priory from your own private balcony, a well appointed kitchen with fitted appliances, two bedrooms and a modern contemporary bathroom WC. Externally there is a communal yard to the rear. As you would expect the property is warmed with gas central heating; and also benefits from under floor heating. There is also a boarded out loft, with lighting for storage.

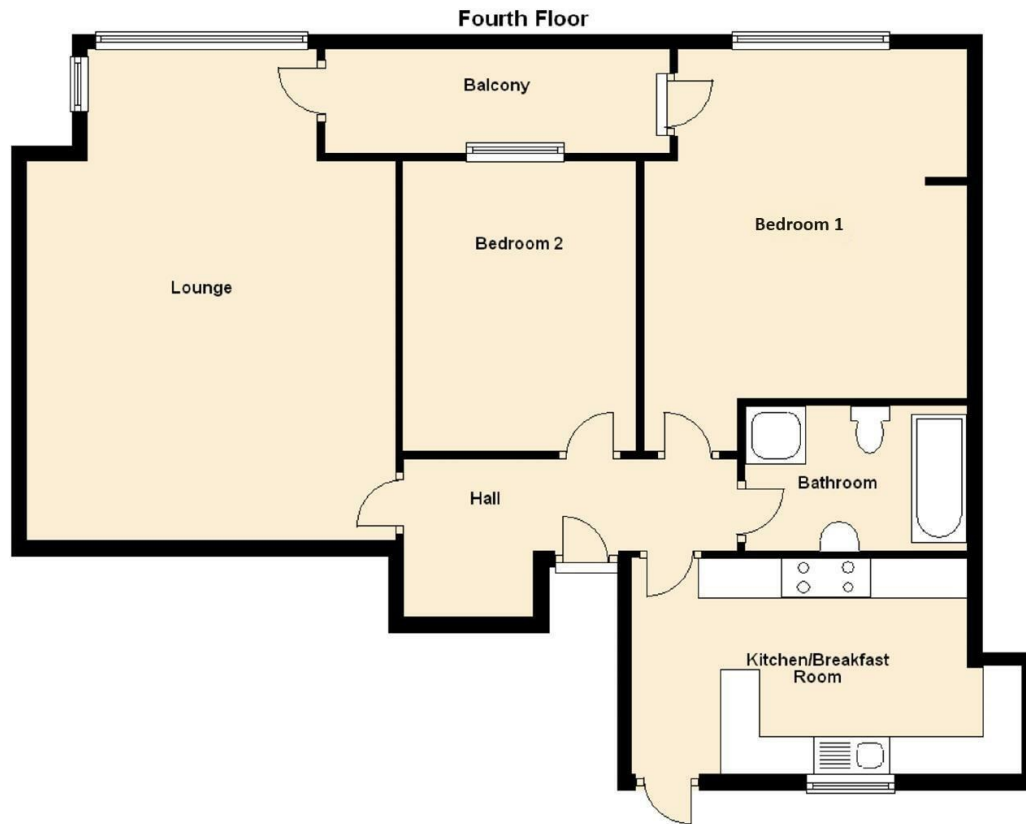


This particular part of Tynemouth is extremely desirable and demand for property remains extremely high. You have access to very well regarded schools, public travel links, and the Metro service. There is a great market in the Metro station which is always very popular. Of course, you also have access to the vibrant front Street which has an array of shops, bars, and restaurants as well as our stunning blue flag beaches. Interested parties are urged to arrange a prompt and essential internal viewing of this prime listing. To book yours or for more information please call our Coastal team on 0191 257 2000.

#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*C\*



Lounge 20'11" x 15'6" (6.40 x 4.74)

Kitchen 16'4" x 9'1" (5.00 x 2.78)

Bedroom One 16'10" x 13'6" (5.15 x 4.12)

Bedroom Two 12'0" x 9'10" (3.66 x 3.01)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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