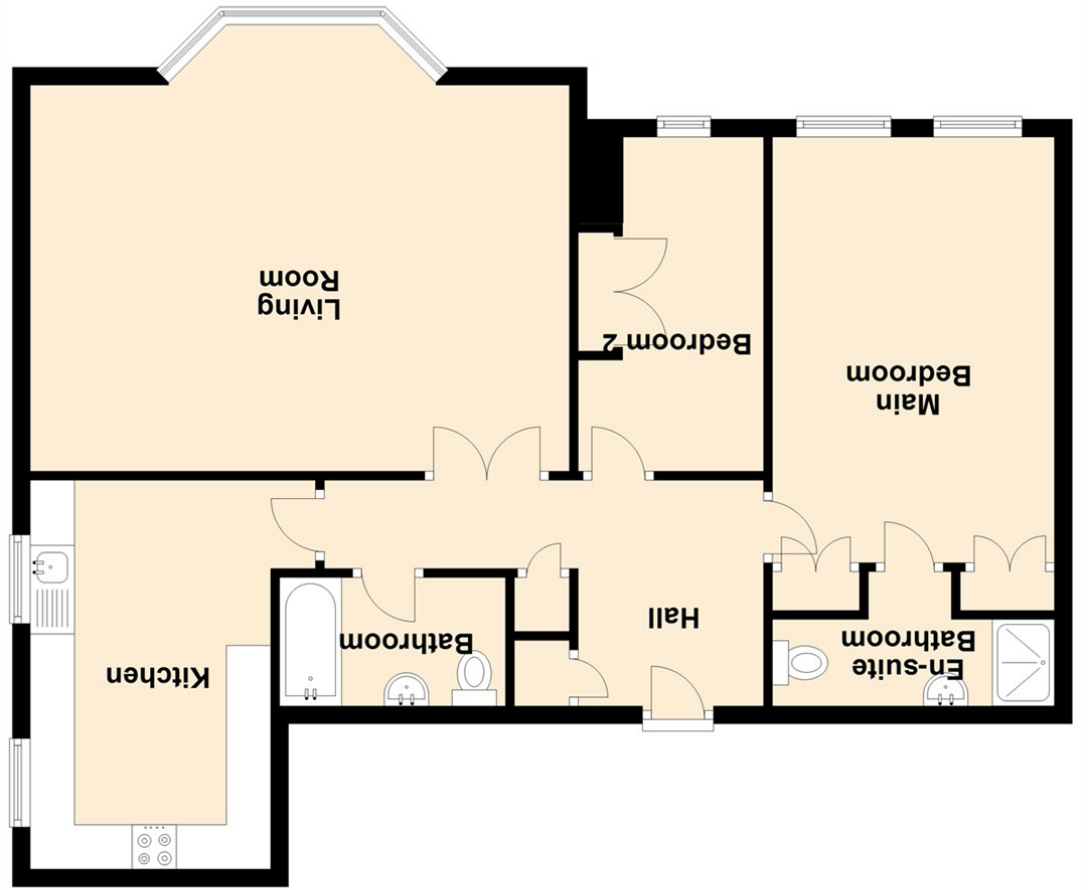


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The difference between house and home

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	76
Potential	78



Second Floor

- Lounge 19'11" x 14'3" (6.08 x 4.36)
- Kitchen 14'4" x 10'6" (4.39 x 3.22)
- Bedroom One 15'9" x 10'5" (4.81 x 3.18)
- Bedroom Two 12'4" x 6'10" (3.77 x 2.09)





- Purpose Built Development
- Exclusive Address
- Top Floor Apartment
- Two Bedrooms
- En-Suite Facility
- Garage + Communal Gardens
- No Upper Chain
- Lift to all floors
- Transport Links
- Council Tax Band *C*



** Video Tour on our YouTube Channel | <https://youtu.be/luL2ExDyRxY> **

LUXURY APARTMENT WITH GARAGE IN PRESTIGIOUS ADDRESS

Marlborough House is an exclusive development, located on the highly desirable Hollywell Avenue in Whitley Bay. This particular flat is positioned on the top floor and has access to an elevator and benefits from no upper chain.

The property briefly comprises;- a communal hall which is very well-maintained, access to an elevator, private entrance hall with plenty of storage, very generous-sized main reception room with large bay window offering beautiful views of the tree lined street. There is a well-appointed kitchen benefitting from fitted appliances and a range of wall and floor units with complimenting work surfaces. There are two bedrooms- the main one with an en-suite facility, and also a family bathroom. The flat comes with a single garage which is part of a block to the back of the development, as well as well-kept communal gardens. As you would expect, the property is warmed with gas central heating and is also double glazed.

The Whitley Bay area is very much in demand and we are seeing strong interest in properties. The location offers a great lifestyle choice, with access to many essential amenities, including local shops and travel links. The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by so you have a direct route to the coast and Newcastle city centre.

Living at the coast comes with the benefit of having stunning beaches on your doorstep. To arrange a viewing or for more information, call our coastal branch 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*