

# SIGNATURE

## NORTH EAST

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 St. Anne's Quay, Newcastle Upon Tyne NE1 3BB

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## Offers In The Region Of £260,000

Signature North East welcomes to the sales market this exceptional two-bedroom penthouse apartment located on Newcastle's Quayside, boasting stunning views of the Tyne from its expansive roof terrace. It presents a unique opportunity to own a piece of the vibrant city center, offering easy access to an array of amenities, this property is perfect for those seeking a city lifestyle or a lucrative investment opportunity.

The property boasts secure video entry and lift access to the apartment, ensuring privacy and convenience. Upon entering the home, the welcoming hallway leads to all principal rooms. The spacious living room/kitchen/diner offers ample space to accommodate desired furnishings while sliding doors open onto the large south-facing balcony, which has been thoughtfully astro-turfed, creating a perfect spot to relax and soak in the picturesque views of the river.

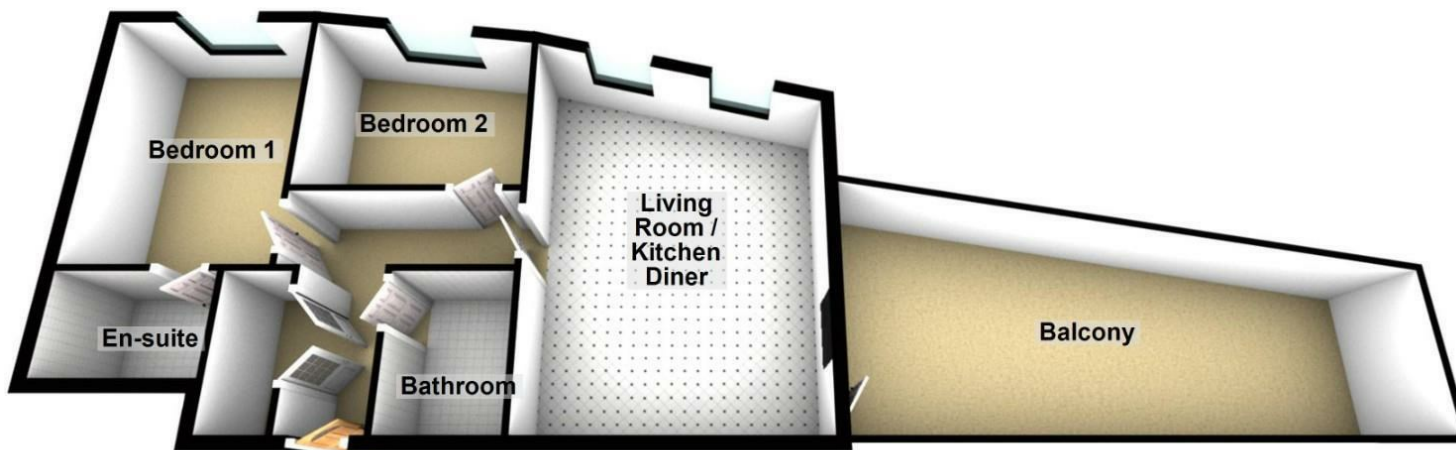
The exquisite principal bedroom features an en-suite bathroom, complete with a large walk-in shower, fitted storage, and breathtaking river views. In addition, there is a spacious double bedroom, providing ample space for guests or offering versatility to be used as a home office/study, if desired. The home is completed by a stylish three-piece bathroom, complete with a bath and overhead shower, w.c., and sink.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

Ground Floor



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room / Kitchen Diner  
18'3" x 18'6"

Bedroom One  
12'6" x 9'6"

Bedroom Two  
10'7" x 8'8"

Bathroom  
7'1" x 5'5"

En Suite  
7'3" x 4'9"

Balcony  
26'1" x 12'8"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC







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