


# SIGNATURE

## NORTH EAST

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 Percy Gardens, Tynemouth NE30 4HQ

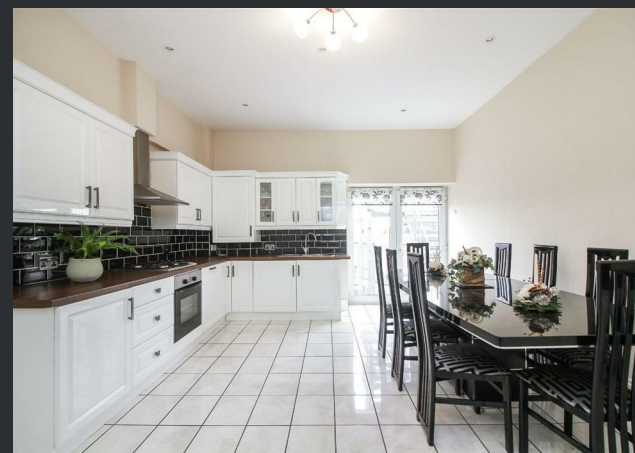
# Percy Gardens, Tynemouth NE30 4HQ

**£649,000**

Signature North East is proud to present to you this breathtaking four bedroom second floor apartment, nestled in the coveted Percy Gardens of Tynemouth, with private gated roads and a beautiful communal garden. The property offers Sea views from almost every room along with magnificent uninterrupted views of King Edwards Bay beach and Tynemouth Priory; a truly envious, unique locality. Perfectly situated within two minutes' walk to the village centre which is home to an array of popular cafes, bars, and restaurants. The property is also in close proximity to a variety of award-winning beaches and the widely renowned Tynemouth surfing club and venue, making it perfect for picturesque walks and fun filled days out.

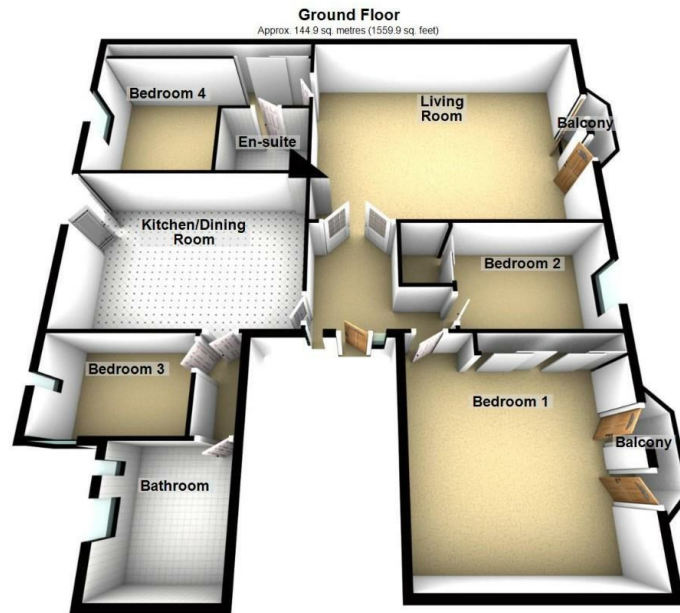
Upon entering the property, you are greeted by a warm welcoming hallway with a gleaming tiled floor. This area is perfect for storing all your outside necessities or making a bold first impression on your guests. Straight ahead are double doors, inviting you through to the living room. The living room boasts amazing natural light, modern décor, and ample space. The living room also features a balcony with a view of the sea. The kitchen/dining room is beautifully tiled and contains sleek white units and hosts plenty of space for any other additional desired furnishings. This kitchen has integrated appliances such as a fridge, freezer, dishwasher and washing machine.

There are four bedrooms in the property, the first bedroom benefits from sea views from the balcony and helps better your morning routine by starting of the day right with fresh air and sunlight. This room has an abundance of space, natural light and storage options with the sliding door wardrobes. The second bedroom, also with stunning garden and sea view can accommodate a double bed and would make a great guest room or with its cosy atmosphere. The third bedroom has the main bathroom just outside the door. This room is a versatile space with an expansive storage area above and is currently being used as a study. The fourth and final bedroom hosts tasteful décor and is generously spacious, this room contains wall to wall sliding wardrobes and can accommodate a double bed. Additionally, this room has its own en suite fitted with a bath, overhead shower, sink and w.c. The en-suite gives plentiful storage above. Lastly, the main bathroom proposes a bath and shower whilst benefiting from the lighting of a large, clouded window.



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

# PROPERTY FLOORPLAN



Total area: approx. 144.9 sq. metres (1559.9 sq. feet)

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  
23'4" x 17'8"

Kitchen / Dining Room  
18'2" x 13'1"

Bedroom One  
16'6" x 15'7"


Bedroom Two  
18'2" x 13'2"

En Suite  
7'4" x 6'1"

Bedroom Three  
10'8" x 7'2"

Bathroom  
9'6" x 8'4"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>74</b>	
(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 	





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