

# SIGNATURE

## NORTH EAST

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 City Road, Newcastle Upon Tyne NE1 2PD

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**Offers Over £250,000**

Signature North East is thrilled to introduce this stunning top-floor three-bedroom duplex apartment, nestled within the High Quay development on Newcastle's vibrant Quayside. Offering panoramic views over the picturesque River Tyne, this apartment is a true gem. With the city center only a short walk away, you'll have easy access to a variety of shops, eateries, bars, and convenient transport links.

As you step into the property, you'll be greeted by a welcoming hallway that grants access to the home's principal rooms and the staircase. The first room to catch your eye will be the spacious living room, which offers ample space for your desired furnishings. Natural light floods the room through large windows and a Juliette balcony. Moreover, the living room features a partial double-height ceiling, creating an expansive and open ambiance. Adjacent to the living room is the well-appointed kitchen, offering plenty of storage space through its wall and base units. This kitchen also provides additional space that could easily accommodate a dining table if desired, making it a versatile and functional area. On this floor, you'll also find a three-piece bathroom equipped with a bath, w.c., and sink. Completing this level is one of the three bedrooms, which comfortably fits a double bed and other furnishings. Alternatively, this room could serve as a home office or study space.

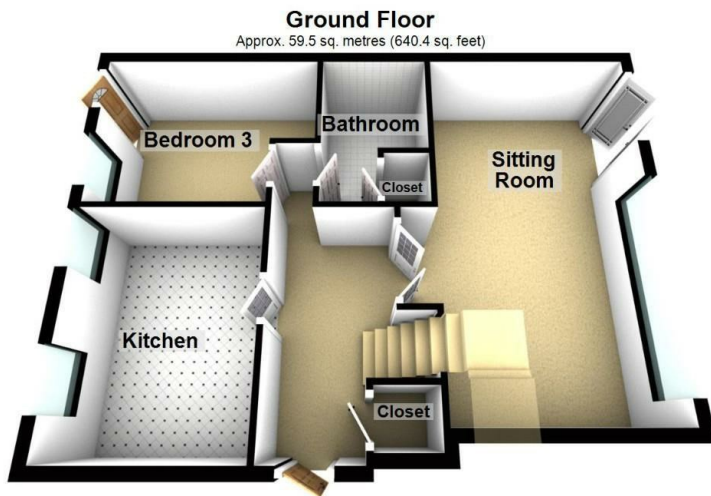
Ascending the staircase, you'll unveil the remaining two bedrooms, both of which offer ample space for double beds and other furnishings. Each bedroom boasts its own ensuite bathroom for added convenience. The first bedroom's ensuite also provides access to storage space, enhancing the practicality of the layout.

Externally, this property offers the advantage of allocated parking located in the secure basement.

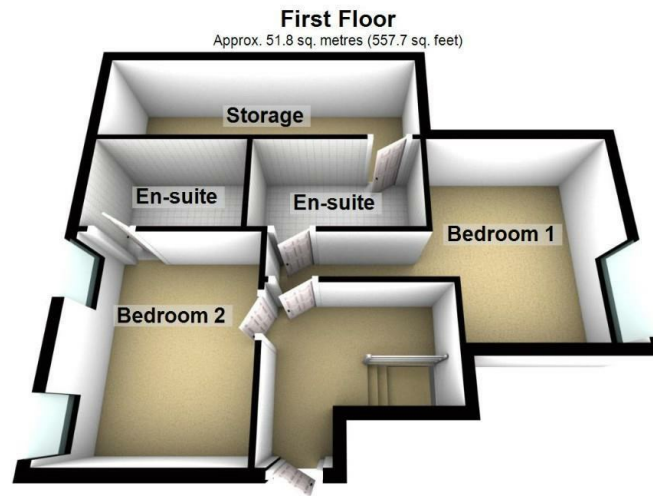


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



**Ground Floor**  
Approx. 59.5 sq. metres (640.4 sq. feet)



**First Floor**  
Approx. 51.8 sq. metres (557.7 sq. feet)

Total area: approx. 111.3 sq. metres (1198.1 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:

Sitting room  
20'4" x 11'1"

Kitchen  
12'5" x 9'7"

Bathroom  
5'10" x 9'0"

Bedroom 3  
12'1" x 9'0"

Bedroom 1  
10'11" x 19'6"


Ensuite 1  
5'8" x 9'10"

Bedroom 2  
11'9" x 10'2"

Ensuite 2  
5'6" x 8'10"

Storage  
5'4" x 19'0"

## Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            | 80  | 80        |
| (69-80) <b>C</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 |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |





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