

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Pandongate House, Newcastle Upon Tyne NE1 2AY

# Pandongate House, Newcastle Upon Tyne NE1 2AY

**Offers Over £130,000**

Signature North East proudly presents this delightful one-bedroom apartment, nestled within Pandongate House, Newcastle Upon Tyne. Offered for sale with no upper chain, this property presents an excellent investment prospect or the potential for conversion into residential use.

Showcasing a wealth of contemporary features and spacious living areas, within this sought after residential area.

The accommodation on offer begins in a welcoming hallway providing access to all principal rooms of the property.

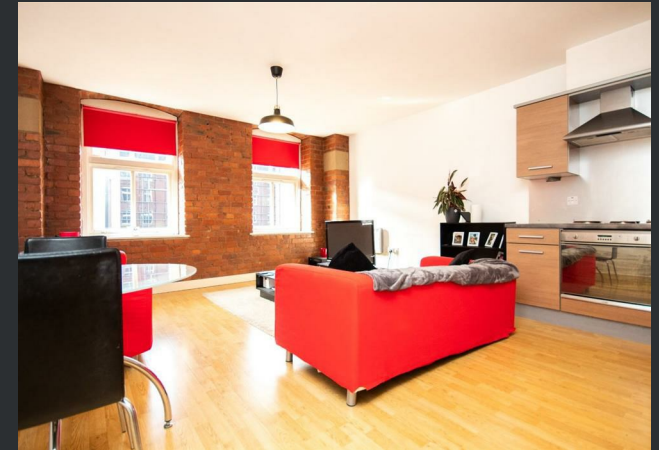
The property comprises of an open plan living room/kitchen with some integrated appliances and a beautiful exposed brick wall, a fitted bathroom with an overhead shower and the master bedroom.

Externally, the apartment block offers a communal courtyard, private and secure entrance gates and a convenient lift.

Newcastle upon Tyne is a beautiful city on the River Tyne in the northeast of England. With its twin city, Gateshead, it was a major shipbuilding and manufacturing hub during the Industrial Revolution and is now a centre of business, arts and sciences. Spanning the Tyne, modern Gateshead Millennium Bridge, noted for its unique tilting aperture, is a symbol of the two cities. It has excellent shopping amenities, as well as access to nearby schooling, universities and the unbeatable Newcastle nightlife.

Council Tax Band: C  
Tenure: Leasehold - 110 years remaining  
Service Charge: £960 per annum

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



# PROPERTY FLOORPLAN



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  
20'11" x 14'5"

bathroom  
6'2" x 5'6"

bedroom 1  
10'9" x 8'6"

## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           | <b>79</b> |
| (55-68) <b>D</b>                            | <b>61</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







More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allAgents.co.uk)



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allAgents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News