

# SIGNATURE

## NORTH EAST

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📍 St. Anns Quay, Quayside NE1 3BB

# St. Anns Quay, Quayside NE1 3BB

## Offers Over £100,000

Ideally located on the Newcastle Quayside is this fantastic top floor flat. This one bedroom property offers stunning views and offers a fantastic opportunity to acquire a property within this area. This property is to be sold to investors only with tenant in situ.

The property begins with a welcoming hallway which provides access to all principal rooms of the property. The property is comprised of a sizable living room which offers views of the Quayside, and a spacious kitchen that benefits from fitted wall, base and drawer units. The property offers one ample sized bedroom that also showcases views of the breathtaking Newcastle Quayside and a modern three piece family bathroom.

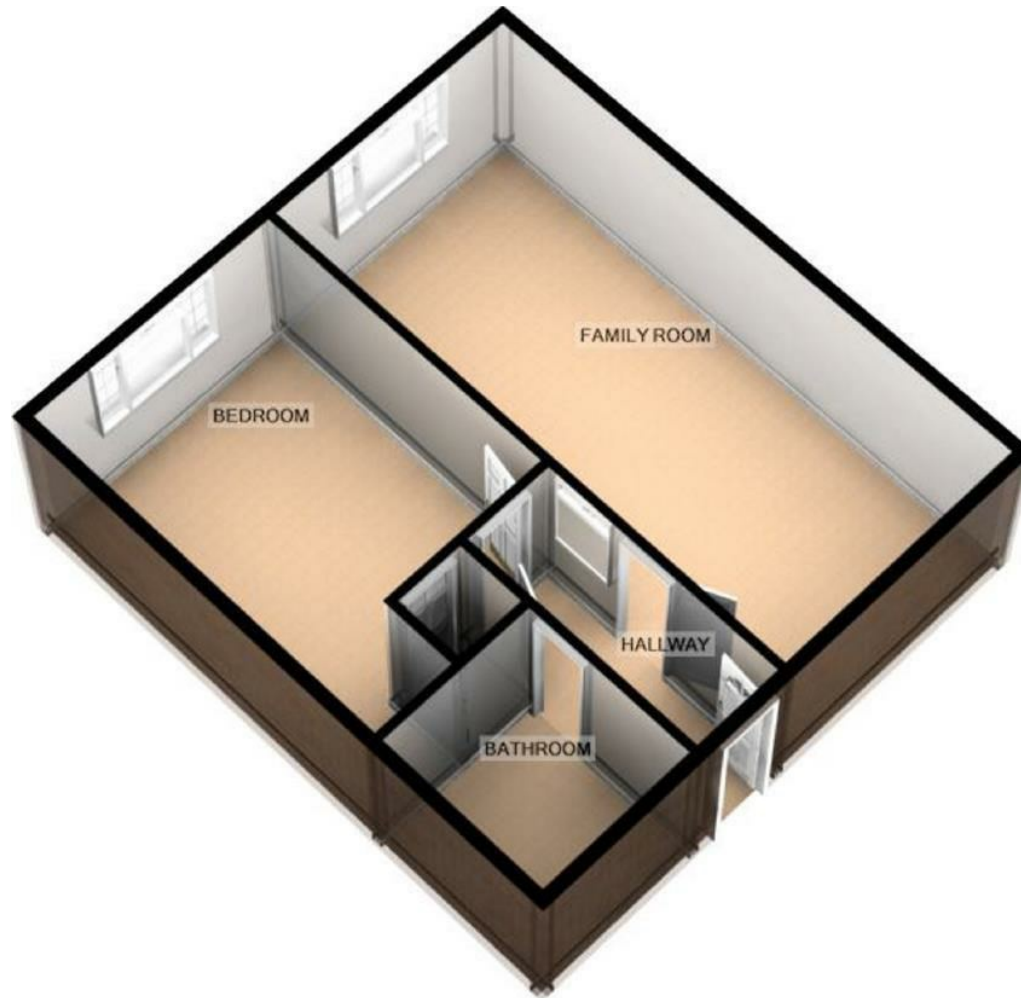
Having undergone waves of regeneration, Newcastle Quayside is now a popular residential area on the north bank of the River Tyne in close proximity to Newcastle city centre and directly adjacent to the borough of Gateshead across the river. The area is famed for its versatile range of upmarket bars, cafés and restaurants and the neighbouring and widely renowned Baltic Art Gallery and Sage concert venue.



Council Tax Band: C  
Tenure: Leasehold - 979 years remaining  
Maintenance Charge: Approximately £2000-£2400 per annum  
Ground Rent Charge: £300 per annum

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

# PROPERTY FLOORPLAN



ST. ANNES QUAY, NEWCASTLE

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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## Measurements:

LIVING/KITCHEN  
23'5" x 10'6"

BEDROOM  
15'6" x 10'4"

BATHROOM  
7'2" x 5'7"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>76</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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