

# SIGNATURE

## NORTH EAST

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 Quayside, Newcastle Upon Tyne NE1 2BJ



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## Offers Over £325,000

Welcome to Signature North East, where we proudly present this exquisite property nestled in the heart of Newcastle Upon Tyne's iconic Quayside. Boasting unparalleled views of the majestic River Tyne and its renowned bridges, this 3-bedroom, 2-floor apartment offers a captivating lifestyle. Enjoy the convenience of city living with spacious rooms and easy access to the vibrant energy of Newcastle and the quirky Ouseburn.

Step into the central hallway, leading you to a large welcoming living/dining area flooded with natural light. Admire the panoramic scenery through large windows as you relax or entertain guests. The well-appointed kitchen, equipped with integrated appliances, promises both style and functionality, making cooking a delight against the backdrop of the bustling cityscape.

Ascend to the first floor to discover three generously sized bedrooms, each accommodating a double bed with ease. Bedroom 1 boasts an ensuite and fitted wardrobes, complemented by a sunny balcony overlooking the Tyne, while Bedroom 3 offers its own fitted wardrobes and balcony. Complete your journey with a visit to the bathroom, featuring a bathtub and shower combination, alongside a hand basin and W.C., ensuring comfort and convenience for all occupants.

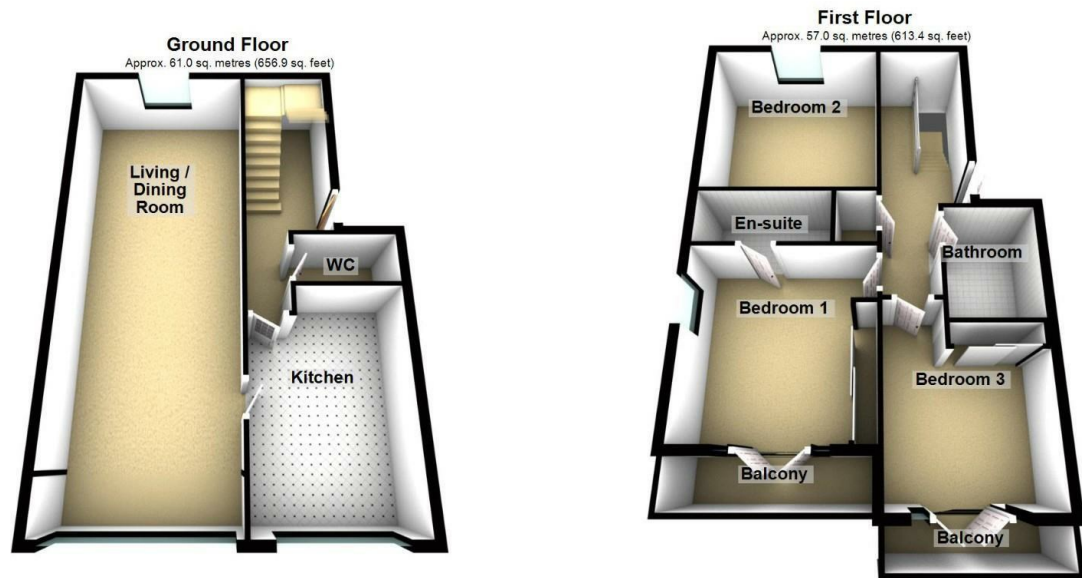
Parking is made effortless with a garage providing off-street space for one vehicle. Whether indulging in the local culture at the nearby Baltic Centre for Contemporary Art or enjoying a drink in one of Ouseburn's independent pubs, this property offers an enviable lifestyle with unbeatable transport links and a wealth of amenities at your doorstep.

Don't miss the opportunity to make this remarkable residence your own.



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

# PROPERTY FLOORPLAN



Total area: approx. 118.0 sq. metres (1270.3 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 / Dining Room  
31'6" x 11'11"

Kitchen  
14'10" x 10'1"

WC  
6'10" x 3'4"

Bedroom One  
12'3" x 11'11"

En Suite  
8'11" x 3'8"

Bedroom Two  
11'11" x 11'8"

Bedroom Three  
7'3" x 5'11"

Bathroom  
7'7" x 5'11"

## 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>		
(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		

67 73

England & Wales

EU Directive  
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