

# SIGNATURE

## NORTH EAST

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 Baltic Quay, Gateshead NE8 3QY



# Baltic Quay, Gateshead NE8 3QY

**Asking Price**  
**£150,000**

Signature North East welcomes you to this charming 2-bedroom apartment on Mill Road in Gateshead, located in the sought-after Baltic Quays building. This property is being sold as a buy to let.

Nestled along the picturesque banks of the River Tyne in the vibrant Baltic Quay area, this two bedroom apartment offers a unique blend of scenic beauty and modern convenience. The area boasts excellent transport links for easy access to Newcastle city centre and is close to notable attractions such as The Baltic Centre for Contemporary Art and the Sage Gateshead, enriching the local cultural experience. The neighbourhood fosters a welcoming community atmosphere, making it an ideal choice for families.

The apartment features a practical, open layout perfect for both entertaining and family living. The spacious kitchen, dining, and family room is flooded with natural light from a large wall window, creating an inviting ambiance and offering pleasant views. The kitchen is equipped with ample wall and base units, providing generous storage and counter space. The dining area connects seamlessly to the kitchen and living room, ideal for social gatherings or keeping an eye on family activities.

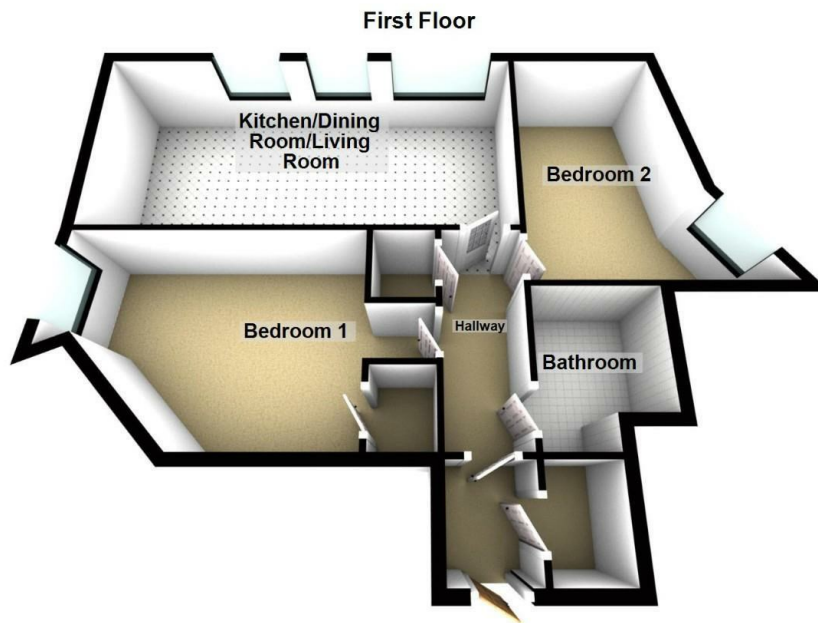
The property includes two well-appointed double bedrooms, perfect for a small family, guest accommodations, or a home office. The family bathroom is equipped with a bathtub and shower, conveniently positioned for both family and guest use. For parking, the apartment offers a dedicated space within a multi-level parking facility, providing added convenience and security for residents.

Council Tax Band: C  
Tenure: Leasehold - 241 years remaining  
Maintenance: £2129 per annum  
Ground Rent: £150 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/Dining Room/Kitchen  
23'4" x 10'11"

Bedroom 1  
12'4" x 10'8"

Bedroom 2  
14'1" x 7'10"

Bathroom  
6'6" x 5'6"

## 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>                            | 74                                                                                                            | 78        |
| (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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