

# SIGNATURE

## NORTH EAST

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📍 Clavering Place, Newcastle Upon Tyne NE1 3NH



# Clavering Place, Newcastle Upon Tyne NE1 3NH

**Offers Over £330,000**

Located within the sought after area of Newcastle Quayside is this fantastic two bedroom flat for sale. The property offers contemporary design and spacious living areas throughout as well as stunning views of the River Tyne and surrounding areas.

The apartment begins with an entrance hallway, providing access to a spacious open plan living room/kitchen which showcases modern fitted wall, base and drawer units as well as sliding glass doors to a large balcony area, overlooking the river. There are also two generously sized double bedrooms, one of which benefits from a private en-suite, as well as a separate, three piece bathroom, with tiled walls and flooring.

The property also benefits from high internet speeds, with Fibre optic up to 1G, as well as BT, double glazing throughout and numerous integrated appliances which will be left.

This property was also once used to film episodes of the hit ITV series Vera.

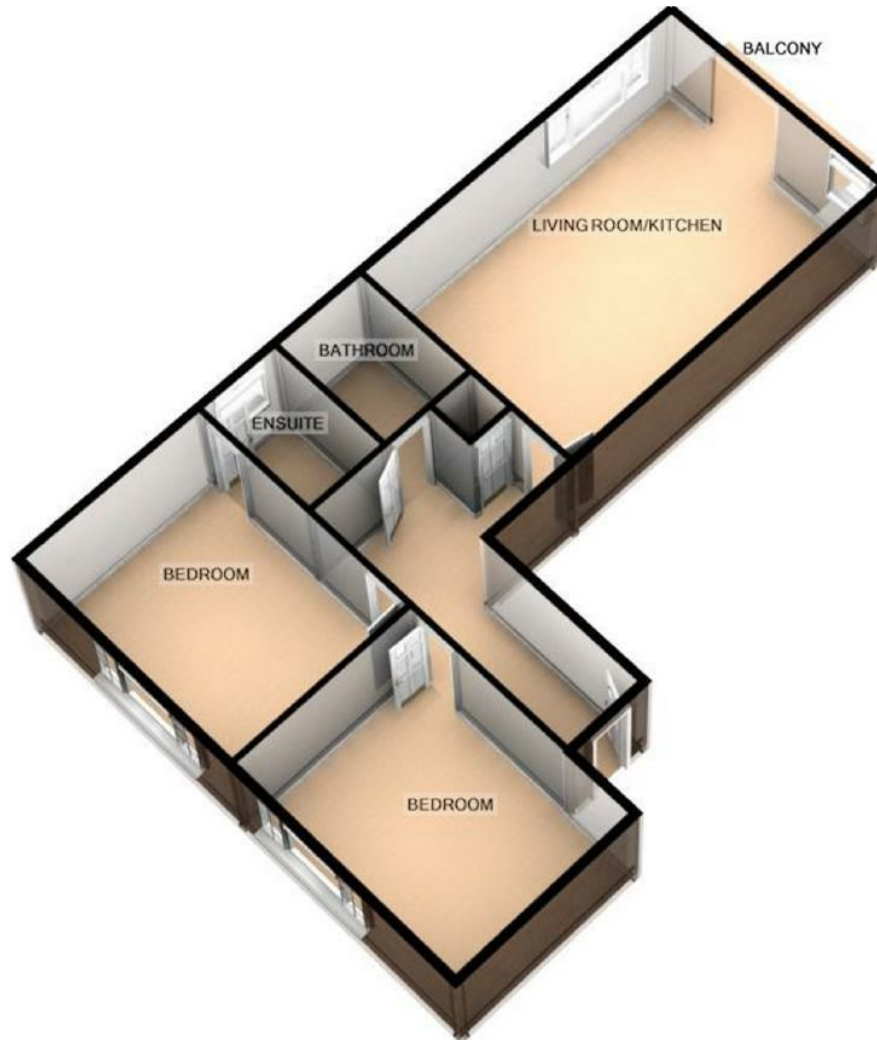
Newcastle upon Tyne is a beautiful city on the River Tyne in northeast of England. With its twin city, Gateshead, it was a major shipbuilding and manufacturing hub during the Industrial Revolution and is now a centre of business, arts and sciences. Spanning the Tyne, modern Gateshead Millennium Bridge,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

Council Tax Band: D  
Tenure: Leasehold - 108 years remaining  
Service Charge: Approximately £1720  
Ground Rent: £250 per annum

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



# PROPERTY FLOORPLAN



QUAYSIDE LOFTS, CLAVERING PLACE, NEWCASTLE UPON TYNE

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  
Made with Metropix ©2018

## Measurements:

LIVING ROOM/KITCHEN  
21'0" x 14'3"

BALCONY

BEDROOM ONE  
14'5" x 11'0"

EN-SUITE  
7'10" x 4'9"

BEDROOM TWO  
14'4" x 10'11"

BATHROOM  
7'6" x 5'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</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		

England & Wales

EU Directive  
2002/91/EC











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