



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Percy Gardens, Tynemouth



Asking Price £650,000

Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Description

FANTASTIC THREE BEDROOM GROUND FLOOR APARTMENT WITH SEA VIEWS AND CONVERTED BASEMENT SITUATED IN THE PRESTIGIOUS PERCY GARDENS OFFERED WITH NO UPPER CHAIN

Wonderful opportunity to acquire this substantial three bedroom ground floor apartment situated in Percy Gardens with sea views. Boasting stunning original features which includes high ceilings, decorative coving and fireplaces. Also a large converted basement with shower room and private rear courtyard. Must be seen!

Briefly comprising: Entrance into a grand communal hallway to a private hallway leading to all rooms. The impressive living room is a fantastic space with beautiful original features such as decorative coving, ceiling rose, marble fireplace and large bay window to the front offering views towards the sea and communal gardens. The kitchen/diner provides a spacious sociable area with direct access to a private courtyard. There are a good range of fitted wall and base units with granite worktops, Aga and dishwasher. A handy utility room has fitted units, sink, pantry cupboards, washing machine and tumble dryer and leading to a separate W.C.

There are two generous size double bedrooms with en-suite shower rooms on this floor. An office/study is accessed from the main hallway where a staircase leads down to a converted basement which has been fully tanked, offering a bedroom and additional room with an en-suite shower room benefitting from underfloor heating.

Externally to the rear is an attractive private courtyard and to the front there is sole use of the two front gardens including a patio area on one side, also beautifully maintained communal gardens with a tennis court and seating areas.

Percy Gardens is a highly regarded private residential street with gated access. It boasts beautiful communal gardens that offer plenty of outdoor space including a tennis court as well as seating areas that provide breathtaking sea views.

Percy Gardens is a highly regarded private residential street with gated access. It boasts beautiful communal gardens that offer plenty of outdoor space including a tennis court as well as seating areas that provide breathtaking sea views. Ideally located close to the village centre and a stone's throw away from the award winning Long Sands beach which offers an idyllic location for surfing and other outdoor activities. Tynemouth has excellent links to Newcastle city centre including the Metro station close by. The village has a great choice of shops, restaurants and is host to a weekend market.

Secure Communal Entrance

Private Hallway

Living Room

28'1" x 18'8"

Kitchen/Diner

20'11" x 16'8"

Utility Room

11'6" x 7'4"

W.C.

6'5" x 6'4"

Bedroom One

16'10" x 14'8"

En-Suite

12'0" x 7'8"

Bedroom Two

12'10" x 12'5"

En-Suite

7'7" x 4'8"

Office/Study

10'4" x 8'9"

Basement Bedroom

16'9" x 11'6"

Additional Room

16'6" x 6'0"

En-Suite

7'6" x 4'9"

Externally

Externally to the rear is an attractive private courtyard and to the front is a pleasant garden with colourful planting, also beautifully maintained communal gardens with a tennis court and seating areas.

