



# Marine Avenue, Whitley Bay



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	79	79
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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.

Price Guide £810,000



## Description

FANTASTIC INVESTMENT OPPORTUNITY TO ACQUIRE THREE STUNNING APARTMENTS SITUATED CLOSE TO THE SEAFRONT AND TOWN CENTRE IN WHITLEY BAY - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market three fully refurbished apartments offering modern interiors, open plan living, two bathrooms and off street parking. Two apartments have three bedrooms, two bathrooms and the top floor apartment has two bedrooms, two bathrooms. Currently being used as an Airbnb showing fantastic investment potential. Must be seen to fully appreciate the standard of finish these coastal apartments have to offer.

Briefly comprising: The ground floor apartment benefits from a private entrance to the front, the first and second floor apartments have a secure communal entrance accessed from the rear. All apartments boast modern interiors and an open plan lounge/kitchen/diner which are fully equipped with integrated appliances. The bedrooms are all good size doubles and each apartment benefits from an en-suite shower room and bathroom comprising a bath, separate shower, hand basin and W.C.

Externally to the rear is a designated parking bay for each apartment. The ground floor benefits from a private yard accessed from the bedroom and a front garden.

The property is ideally located close to the recently rejuvenated Spanish City and promenade. The popular shopping area of Park View offers an array of local shops as well as a fantastic choice of restaurants, cafes and wine bars.

### Ground Floor Apartment

#### Private Entrance Vestibule

#### Lounge/Kitchen/Diner

21'0" x 17'6"

#### Bedroom One

11'0" x 10'11"

#### En-suite

#### Bedroom Two

12'7" x 8'11"

#### Bedroom Three

12'9" x 8'11"

#### Bathroom

8'3" x 5'8"

### First Floor Apartment

#### Secure Communal Entrance

#### Private Hallway

#### Lounge/Kitchen/Diner

19'9" x 14'6"

#### Bedroom One

11'1" x 10'7"

#### En-suite

#### Bedroom Two

12'5" x 8'11"

#### Bedroom Three

12'9" x 9'0"

#### Bathroom

8'2" x 5'10"

### Second Floor Apartment

#### Private Hallway

#### Lounge/Kitchen/Diner

20'11" x 14'0"

#### Reception/TV Room

11'0" x 10'8"

#### En-suite

#### Bedroom One

13'0" x 8'11"

#### Bedroom Two

12'3" x 8'9"

#### Bathroom

8'2" x 5'10"

#### Tenure

Leasehold

