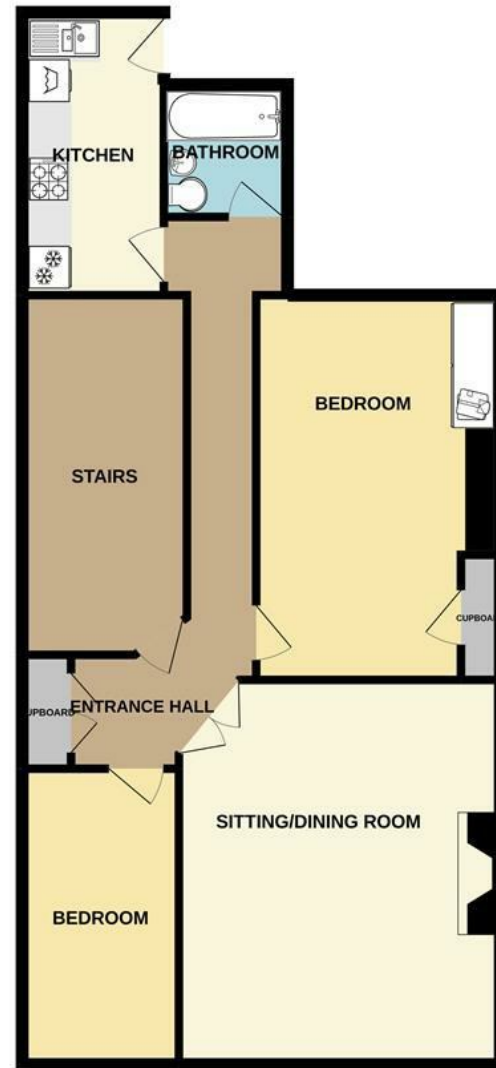




GROUND FLOOR



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	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Percy Park, Tynemouth



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.

Offers Over £250,000

Description

WELL PROPORTIONED TWO BEDROOM SECOND FLOOR APARTMENT WITH SEA VIEWS SITUATED IN TYNEMOUTH - OFFERED WITH NO UPPER CHAIN

We welcome to the market this generous sized two bedroom apartment conveniently located within the heart of Tynemouth close to the seafront. Boasting high ceilings offering bright and airy accommodation and wonderful open views towards the seafront.

Briefly comprising: Secure communal entrance with stairs to the second floor. Private hallway leading to the living room which has a feature fireplace and two windows overlooking the front of the property with open views across the green and towards the seafront. The kitchen has fitted wall and base units including a gas hob, electric oven, extractor fan and fridge/freezer. A door gives access out to a staircase down to the shared yard. There are two bedrooms, one of which is generous in size and benefits from fitted storage and has an attractive fireplace. The newly fitted bathroom comprises a bath with shower over, hand basin and W.C.

Externally to the rear is a shared yard.

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

17'6" x 14'11"

Kitchen

12'4" x 6'4"

Bedroom

17'6" x 10'2"

Bedroom

13'6" x 7'3"

Bathroom

6'0" x 5'7"

Externally

To the rear is a shared yard.

Tenure

Leasehold

