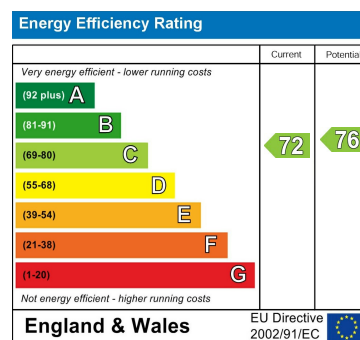




Percy Gardens, Tynemouth



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.

Price Guide £475,000

Description

IMMACULATELY PRESENTED THREE BEDROOM FIRST FLOOR APARTMENT OFFERING WONDERFUL SEA VIEWS SITUATED WITHIN THE PRESTIGIOUS PERCY GARDENS IN TYNEMOUTH VILLAGE - NO UPPER CHAIN

Conveniently located close to the village centre and offering fantastic views is this spacious three bedroom first floor apartment. Boasting bright and well proportioned accommodation, stylish interiors combining a mix of modern and period features.

Briefly comprising: Entrance to a communal hallway with stairs to the first floor. The private hallway provides an inviting space which offers built in storage and access to all rooms. The lounge is an impressive room with high ceilings and a large bay window to the front which offers stunning sea views over the beautifully maintained communal gardens. The well equipped kitchen/diner has a good range of fitted wall and base units with granite worktops. Integrated appliances include a five ring gas hob, Bosch double oven, extractor hood, washing machine, tumble dryer and dishwasher. There are three bedrooms, two of which are generous sized doubles which benefit from built in wardrobes providing plenty of storage. The third bedroom has wonderful views to the front and also benefits from built in storage, the current owners are utilising this room as a home office. The modern shower room comprises a step in shower, hand basin, W.C. and heated towel rail. There is also a separate W.C. with hand basin.

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

18'7" x 13'7"

Kitchen/Diner

15'5" x 14'6"

Bedroom

17'4" x 10'2"

Bedroom

13'8" x 10'7"

Bedroom

14'2" x 8'4"

Shower Room

8'2" x 5'4"

W.C.

Externally

There are beautiful communal gardens that offer plenty of outdoor space including a tennis court as well as seating areas that provide breathtaking sea views.

Tenure

Leasehold - share of freehold

