



Percy Park Road, Tynemouth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 £365,000

Description

FULLY REFURBISHED AND DECEPTIVELY SPACIOUS SECOND FLOOR TWO BEDROOM APARTMENT OVERLOOKING PERCY PARK ROAD IN TYNEMOUTH, BOASTING MANY ORIGINAL FEATURES AND OFFERING VIEWS TOWARDS LONG SANDS BEACH.

Brannen & Partners are delighted to welcome to the market this impressive second floor apartment conveniently located on the highly popular Percy Park Road in Tynemouth. Only a stone's throw to the village centre and Long Sands Beach, featuring original wood floors and doors, high ceilings, cornicing and fantastic views from every room.

Briefly comprising: Secure communal entrance with stairs leading up to the private hallway. The stylish kitchen offers a generous amount of space with a large bay window to the front offering open views over the green and towards Long Sands Beach. A central island houses a sink, dishwasher and washer/dryer as well as providing excellent storage. There is space for a free standing Range style oven and a fridge/freezer. The dining room leads on from the kitchen with an additional raised office/study nook. From the dining room is the impressively sized living room featuring high ceilings, gas fire place with marble surround, a large bay window with wonderful views and cornicing. Throughout this space are the original floorboards and beautiful cast iron radiators.

The main bedroom is again generously proportioned with a feature fireplace and views to the front, the second double bedroom is situated at the rear of the property. A recently refurbished bathroom comprises a bath with shower over, hand basin and heated towel rail. There is a separate W.C.

Ideally located close to the village centre and a stone's throw 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

Kitchen/Breakfast
16'11" x 14'1"

Dining Room
11'8" x 9'11"

Study/Office
9'6" x 6'2"

Living Room
17'10" x 15'9"

Bedroom One
15'6" x 13'7"

Bedroom Two
9'10" x 8'11"

Bathroom
8'9" x 5'4"

W.C

Tenure
Leasehold with Share of Freehold

