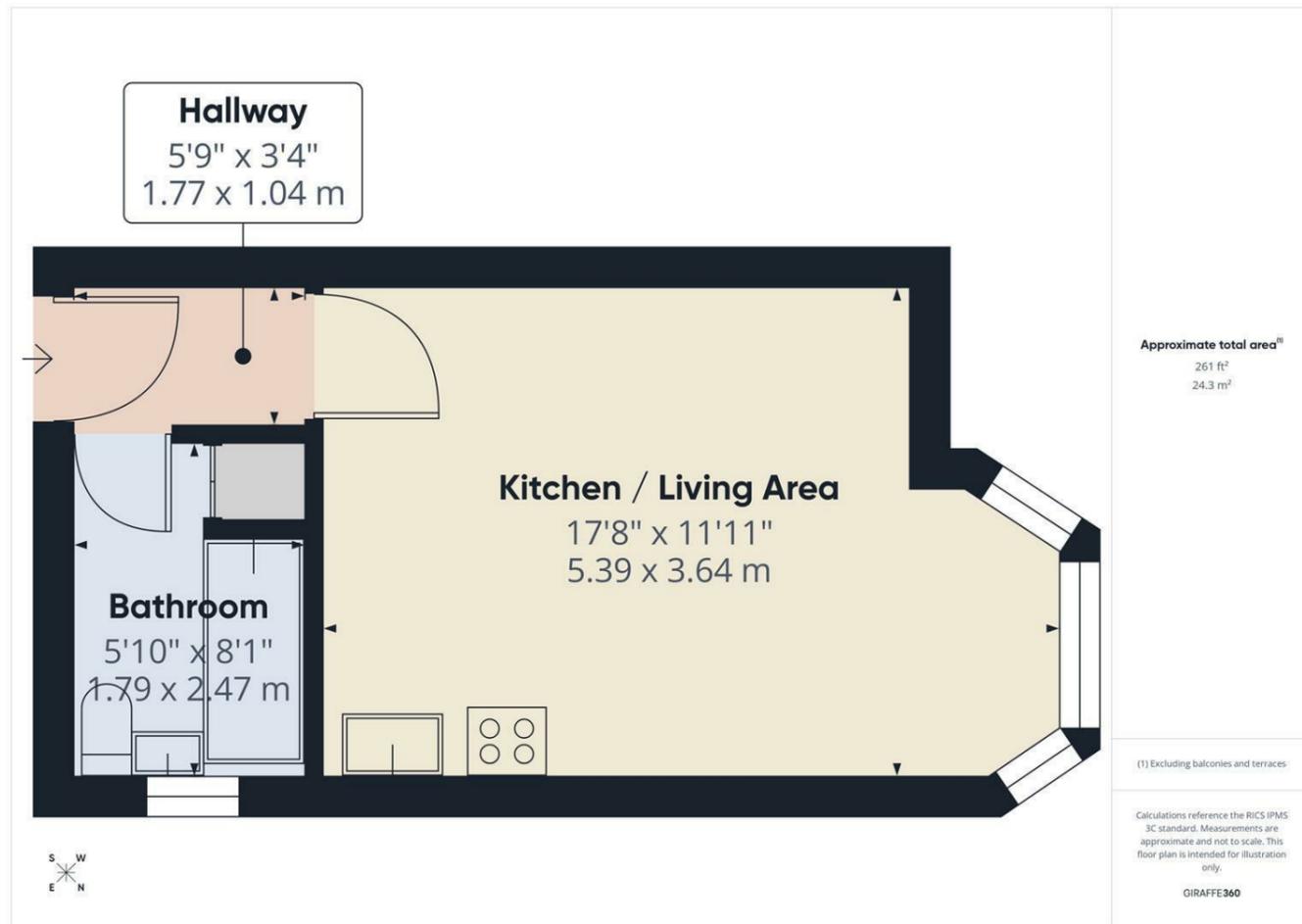




## Percy Park, Tynemouth



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		52	68
(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 £135,000

## Description

WELL PRESENTED FIRST FLOOR STUDIO APARTMENT SITUATED WITHIN A PERIOD PROPERTY LOCATED CENTRALLY WITHIN TYNEMOUTH ONLY MINUTES FROM THE SEAFRONT AND VILLAGE CENTRE - OFFERED WITH NO UPPER CHAIN FOR CASH BUYERS ONLY

Brannen & Partners welcome to the market this well presented studio apartment situated within this period property situated in Tynemouth Village. Offering well presented cozy accommodation including a kitchen area, bay window and bathroom.

Briefly comprising: Secure communal entrance leading to a private hallway. The living/sleeping area is a bright space due to the bay window allowing plenty of light to fill the room. The kitchen area has fitted units providing storage and includes an electric hob, oven and extractor fan with space for a fridge.

Accessed from the hallway is the bathroom comprising a bath with shower over, hand basin and W.C.

Within the building is a laundry room on the first floor providing washing facilities.

Externally to the rear is a shared yard providing a pleasant seating area.

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

## Lounge/Kitchen/Bedroom

17'8" x 11'11"

## Bathroom

8'1" x 5'10"

## Externally

To the rear is a shared yard offering a pleasant seating area.

## Tenure

Leasehold

