



# Trading Places

Coastal and Country Property Specialists



## 61a Percy Park , Tynemouth, NE30 4JX

\*\*\* A Luxury Apartment in Tynemouth \*\* Ground Floor \*\* Two Double Bedrooms \*\* Modern, Integrated Kitchen \*\* Lounge with Sea Views \*\* Allocated Parking \*\*

Trading Places are honoured to welcome to the market this absolutely stunning apartment, located within Tynemouth village, ideally situated overlooking the green and having beautiful sea views.

Apartment 61a is a luxury, ground floor, apartment consisting of a modern, fitted kitchen, living room with bay window providing views of the seafront, two double bedrooms (master bedroom to the front, with a bay window with views of the seafront) and a modern shower room/wc. Externally, the apartment benefits from allocated parking to the rear and private front gardens, only belonging to this apartment.

Tynemouth is one of the most prestigious and highly desirable areas in the North East. Ideally located close to the village center and a stone's throw away from the award winning

**Offers Over £300,000**

# 61a Percy Park , Tynemouth, NE30 4JX



- Luxury Tynemouth Apartment
- Two Double Bedrooms
- Modern Shower Room/WC
- Sought After Area on Seafront
- Ground Floor
- Spacious Lounge
- Allocated Parking
- Beautiful Sea Views
- Modern, Fitted Kitchen
- Private Front Garden

## Entrance Hallway

## Kitchen

8'3" x 8'8" (2.53 x 2.66)

## Living Room

15'1" x 17'1" (to the furthest point)  
(4.60 x 5.23 (to the furthest point))

4.60m into alcove, 5.23m into bay window

## Bedroom 1 (front)

11'3" x 14'11" (3.44 x 4.56)

3.44m into bay window

## Bedroom 2 (rear)

9'8" x 9'0" (2.96 x 2.76)

## Shower Room/WC

## External

Externally the apartment benefits from allocated parking to the rear, and private gardens to the front.

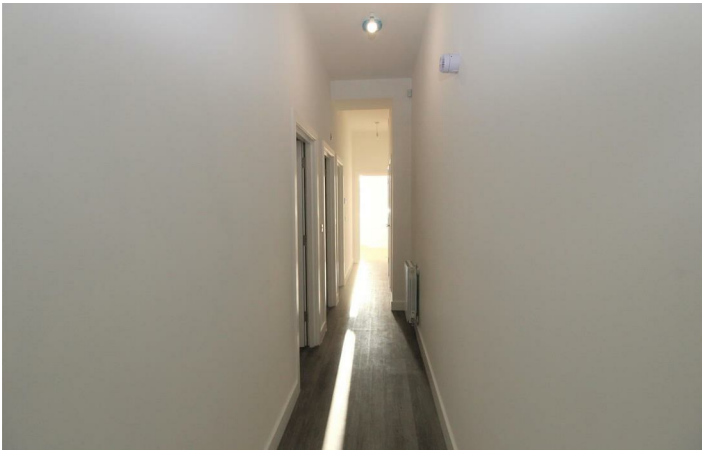
## Lease Details

Lease - 250 years from 1st January 2021

Annual Service Charge - £2,149.80



Directions





Floor Plan



TOTAL APPROX. FLOOR AREA 807 SQ.FT. (75.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 <b>A</b>                            |         |           |
| 81-91 <b>B</b>                              |         |           |
| 69-80 <b>C</b>                              |         |           |
| 55-68 <b>D</b>                              |         |           |
| 39-54 <b>E</b>                              |         |           |
| 21-38 <b>F</b>                              |         |           |
| 1-20 <b>G</b>                               |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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