



# 2 Hanover Point

Quayside



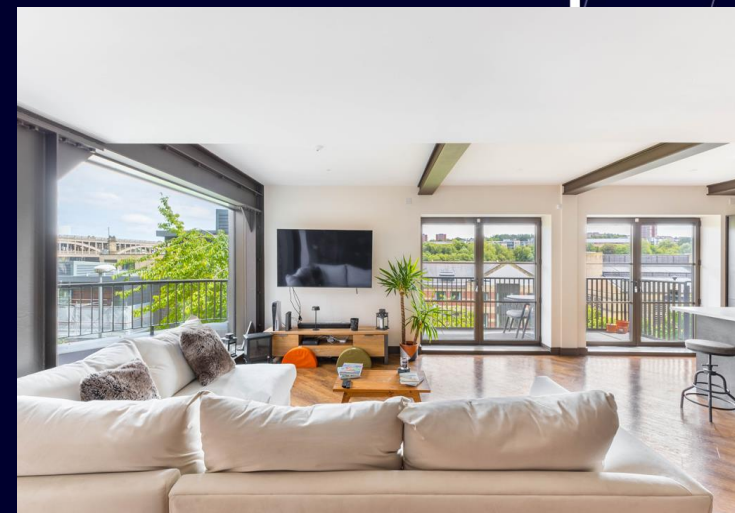
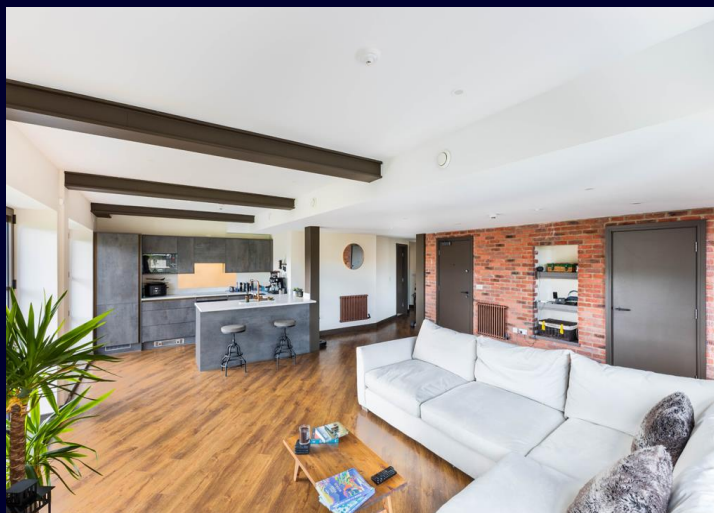
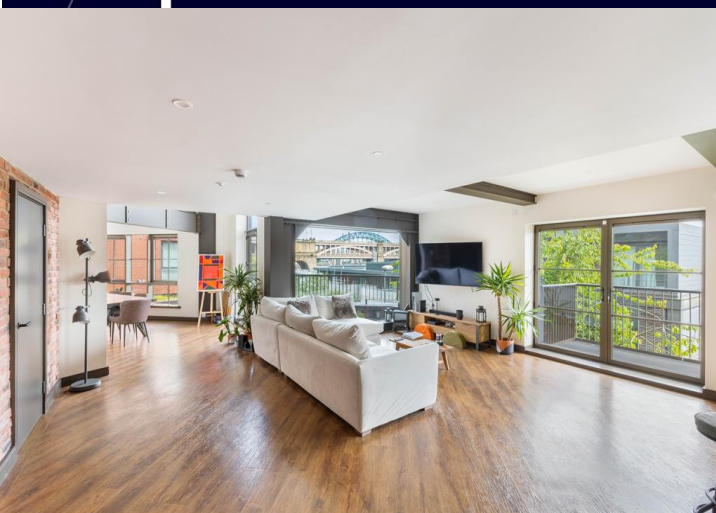
## 2 Hanover Point, Clavering Place, Newcastle Upon Tyne, NE1 3AT

Hanover Point is an exceptional luxury development, perfectly positioned on Clavering Place and commanding breathtaking panoramic views across Newcastle's iconic Quayside.

Accessed via a secure gated entrance with video intercom system, the development offers residents an immediate sense of privacy, security and exclusivity.

Occupying a desirable position within the building, this outstanding apartment extends to approximately 1,284 sq.ft and has been finished to an impressive specification throughout. Upon entering the apartment, you are welcomed into a magnificent open plan kitchen, living and dining area, which forms the heart of the home. This beautifully appointed space is flooded with natural light through expansive floor to ceiling glazing and full height doors opening onto a private balcony, perfectly framing the stunning riverside outlook and creating a seamless connection between indoor and outdoor living.

The contemporary kitchen has been thoughtfully designed to combine style with practicality, incorporating a range of high quality integrated appliances, generous storage solutions and the added luxury of an instant hot water tap. A discreet utility cupboard is conveniently positioned within the living space, providing plumbing for both a washing machine and tumble dryer whilst maintaining the apartment's sleek aesthetic.





The principal bedroom provides a luxurious retreat, featuring extensive fitted storage and a stylish ensuite shower room complete with a walk in rainfall shower, wash basin and WC. The second bedroom is also a generous double room and enjoys direct access onto its own private terrace, offering a wonderful additional outdoor seating area. This bedroom is served by an equally impressive main bathroom, again fitted with a contemporary walk in rainfall shower, wash basin and WC.

A staircase rises from the main living accommodation to a versatile mezzanine level, currently utilised as an excellent home office space. This additional area enhances the flexibility of the apartment and would equally suit a reading room, study or creative workspace.

Further benefits include a full ventilation system, striking LED feature lighting and the significant advantage of full EWS1 certification.

Overall, this is a superb city residence combining outstanding internal specification, generous accommodation and some of the finest views Newcastle's Quayside has to offer.

Presented to an immaculate standard, early viewings are strongly encouraged to truly appreciate the quality of accommodation on offer!

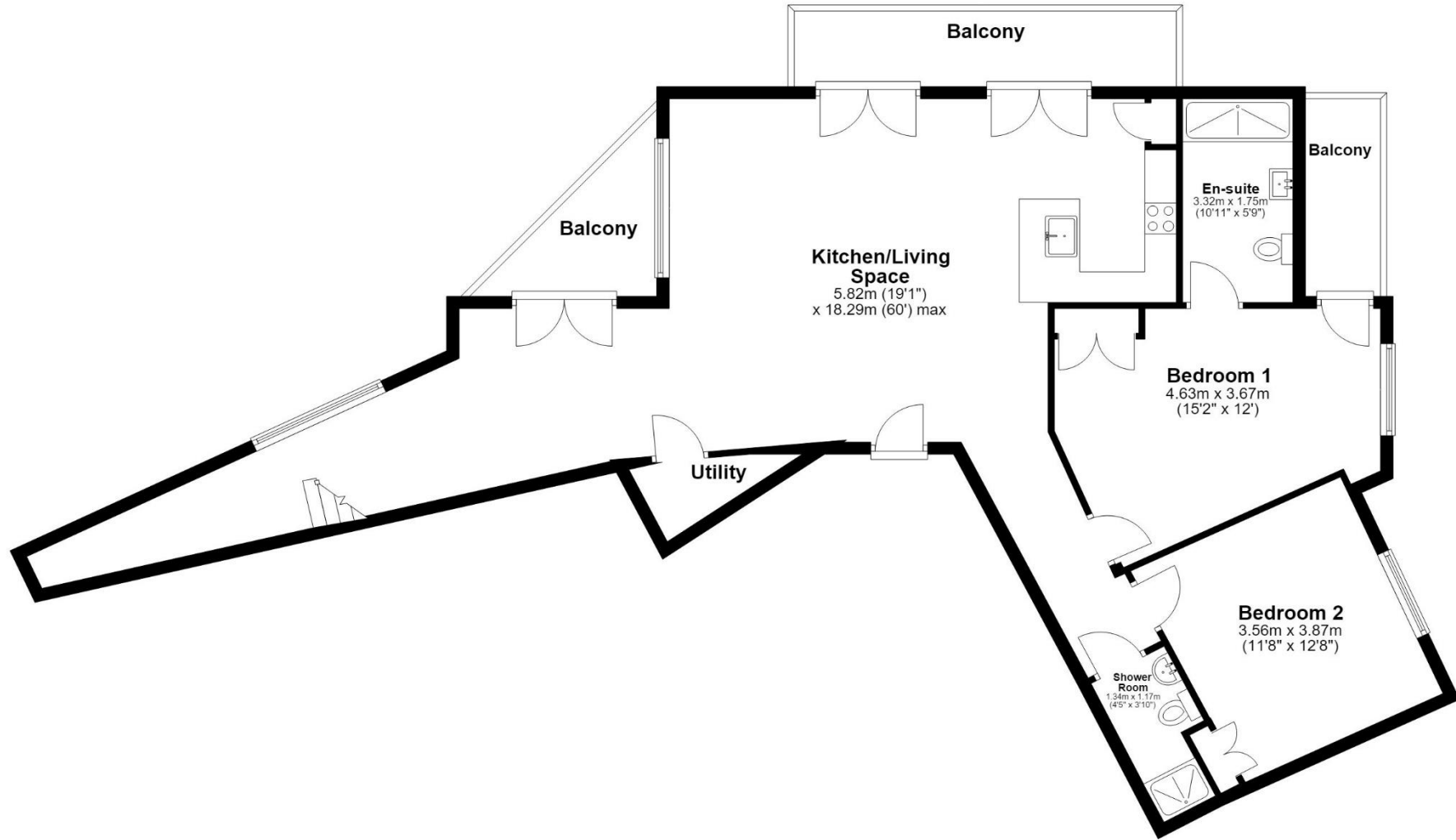
Services: Mains electricity, water & drainage | Tenure: Leasehold | Lease Remaining: 994 Years | Service Charge: £2600 p/a | Council Tax: Band F | EPC: Rating B

**Price Guide: Offers Over £575,000**



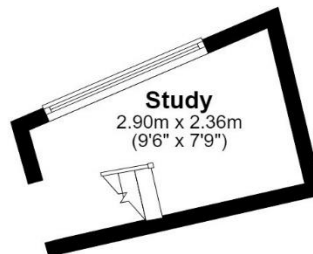
### Ground Floor

Approx. 108.6 sq. metres (1168.8 sq. feet)  
(excluding Balcony, Balcony, Balcony)

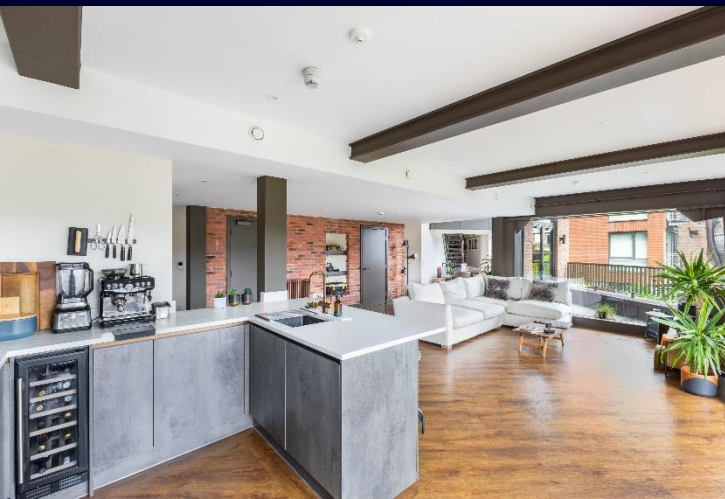
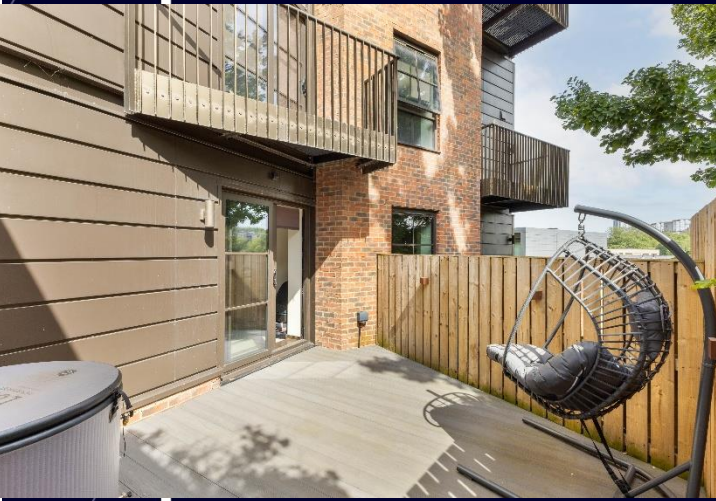


### Mezzanine

Approx. 6.1 sq. metres (65.4 sq. feet)



Total area: approx. 114.7 sq. metres (1234.2 sq. feet)  
**2 Hanover Point, Clavering Place, Newcastle UPon Tyne**





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