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Merchants Quay 46-54

, Newcastle Upon Tyne, NE1 3RF

GUIDE PRICE £150,000 - £160,000

CHAIN FREE • RECENTLY REFURBISHED • SECOND FLOOR QUAYSIDE APARTMENT • TWO BEDROOMS •

MASTER BEDROOM WITH ENSUITE • OPEN PLAN LIVING • SHORT WALK TO NEWCASTLE QUAYSIDE

CLOSE TO LOCAL BARS, RESTAURANTS, LOCAL HISTORY, PLACES OF INTEREST AND TRANSPORT LINKS

LIFT AND STAIRS ACCESS • SECURE INCOME ENTRY SYSTEM • COUNCIL TAX BAND D

ENERGY RATING C • LEASEHOLD TERM TO BE CONFRIMED BUT WE HAVE BEEN ADVISED APPROXIMATELY 104 YEARS LEFT ON LEASE (125 YEARS)

Guide Price £150,000

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- GUIDE PRICE £150,000 - £160,000
- Great First Buy or Investment
- Council Tax Band D
- Chain Free
- Ensuite to Master Bedroom
- Energy Rating C
- Recently Refurbished
- Close to Local Bars, Resturants, Shops, Transport Links and Places of Interest
- Leasehold - 124 Years (awaiting confirmation of term but approx 104 years left)

Foyer
Secure Intercom Entry into Foyer. Stairs and Lift access to Apartment whcih is situated on second floor.

Entrance Hall
Wooden flooring, access to open plan living area, bedrooms, bathroom and storage cupboard housing water cylinder. Telephone intercom entry system and electric heater.

Open Living Area
20'8" x 14'1" max x 9'3" min (6.31 x 4.30 max x 2.84 min)
Double glazed window, two wall mounted electric heaters, wooden flooring and recessed lighting. Kitchen area - part tiled walls, fitted with range of modern wall and base units with complimentary work surfaces, sink unit, integrated fridge/freezer, washing machine, dishwasher, built in induction hob with overhead extractor hood and electric oven.

Bedroom 1
13'3" x 10'5" max (4.04 x 3.20 max)
Double glazed window, wall mounted electric heater access to ensuite.

Ensuite
6'11" x 4'8" (2.11 x 1.43)
Comprising : WC, wash hand basin and shower cubicle. Part tiled walls and tiled flooring, recessed lighting and wall mounted electric heater.

Bedroom 2
13'3" x 8'2" (4.04 x 2.51)
Double glazed window, wall mounted electric heater.

Bathroom
7'1" x 7'3" (2.18 x 2.21)
Part tiled walls and tiled floor, wall mounted electrci heater, WC, wash hand basin, bath with overhead shower and recessed lighting.

External
Front Image of property.

Newcastle Quayside
The area was once an industrial area and busy commercial dockside serving the area, while the Newcastle side also hosted a regular street market. Trade and passenger shipping was extensive in the 19th and early 20th centuries with companies such as the Tyne Tees Steam Shipping Company and Nielsen, Andersen & Company operating services both nationally and to European countries including Belgium, Denmark and the Netherlands. The Quays were served by a railway branch line until 1969. Following the Second World War, the docks became run-down, and, in the late 1980s, Tyne and Wear Development Corporation redeveloped the East Quayside area to a design by Terry Farrell & Partners. This provided a modern environment for the modern arts, music and culture, as well as new housing developments (e.g. at St Peter's Marina).
Along the Newcastle side is an area that houses restaurants, bars and night clubs as well as housing and the Newcastle Law Courts. The NewcastleGateshead initiative now lists the Quayside as a top ten attraction. The Gateshead side of the river is designated and signposted as Gateshead Quays. It is the site of the BALTIC Centre for Contemporary Art and The Glasshouse International Centre for Music. Also moored on the Gateshead side from 1984 until 2008 was the Tuxedo Princess (replaced for a time by sister ship Tuxedo Royale), a floating nightclub, beneath the Tyne Bridge near the Sage.
The Sage, an arena and conference centre, is under construction between the Sage Gateshead and the Baltic.
One of the Quayside's main features is the pedestrian Gateshead Millennium Bridge, opened in 2001, which spans the river between the BALTIC Centre for Contemporary Art and the Newcastle Law Courts. The other bridge which allows direct road and pedestrian links between the two banks is the low level Swing Bridge, built in 1876, and located nearer the two respective city centres. Using the two bridges, the Quayside is the venue for the junior course of the annual Great North Run.

Material Information
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE-Good outdoor
O2- Good outdoor and in-home
Three- Good outdoor, variable in-home
Vodafone - Good outdoor and in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.

Leasehold
125 year from 2nd Novmber 2005. We have been advised the current Ground Rent Charges are £150 per annum and the Servcie Charges are £2,816.18 per annum. This ncofmration must be confirmed via your conveyancer.

















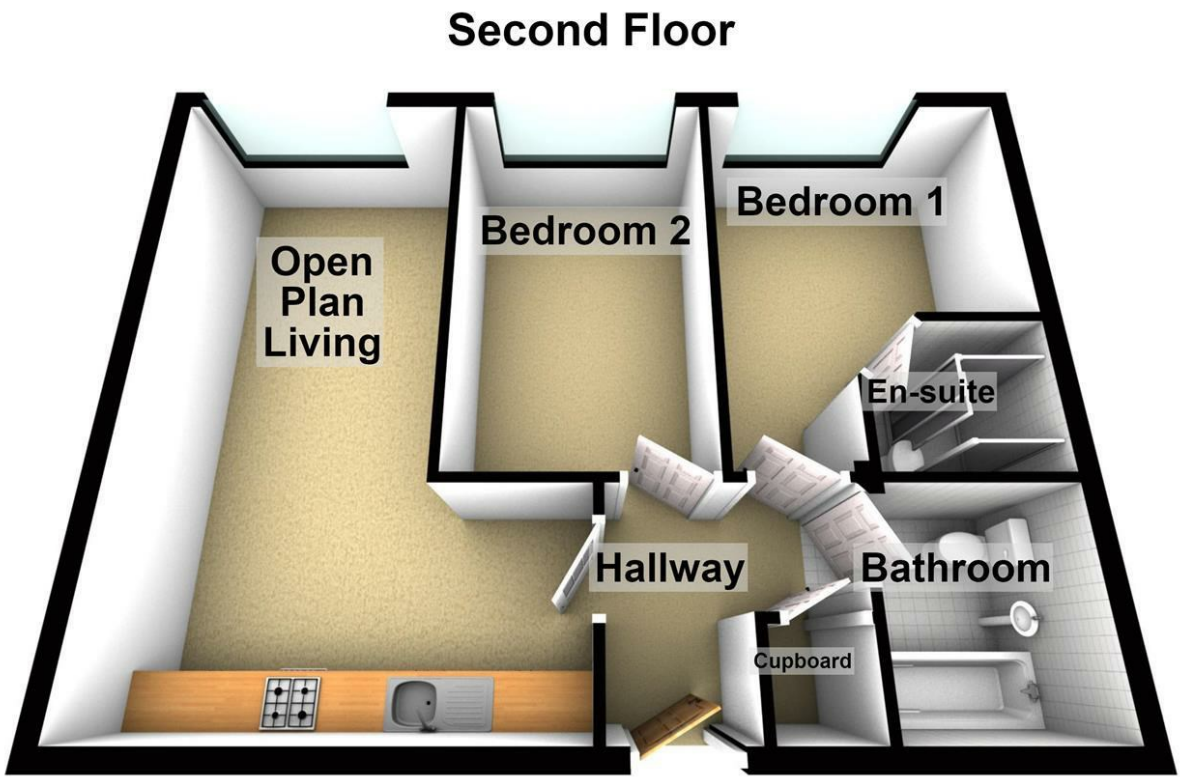




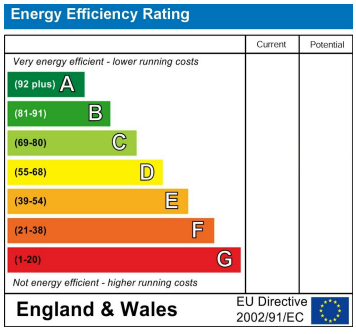




Floor Plan



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