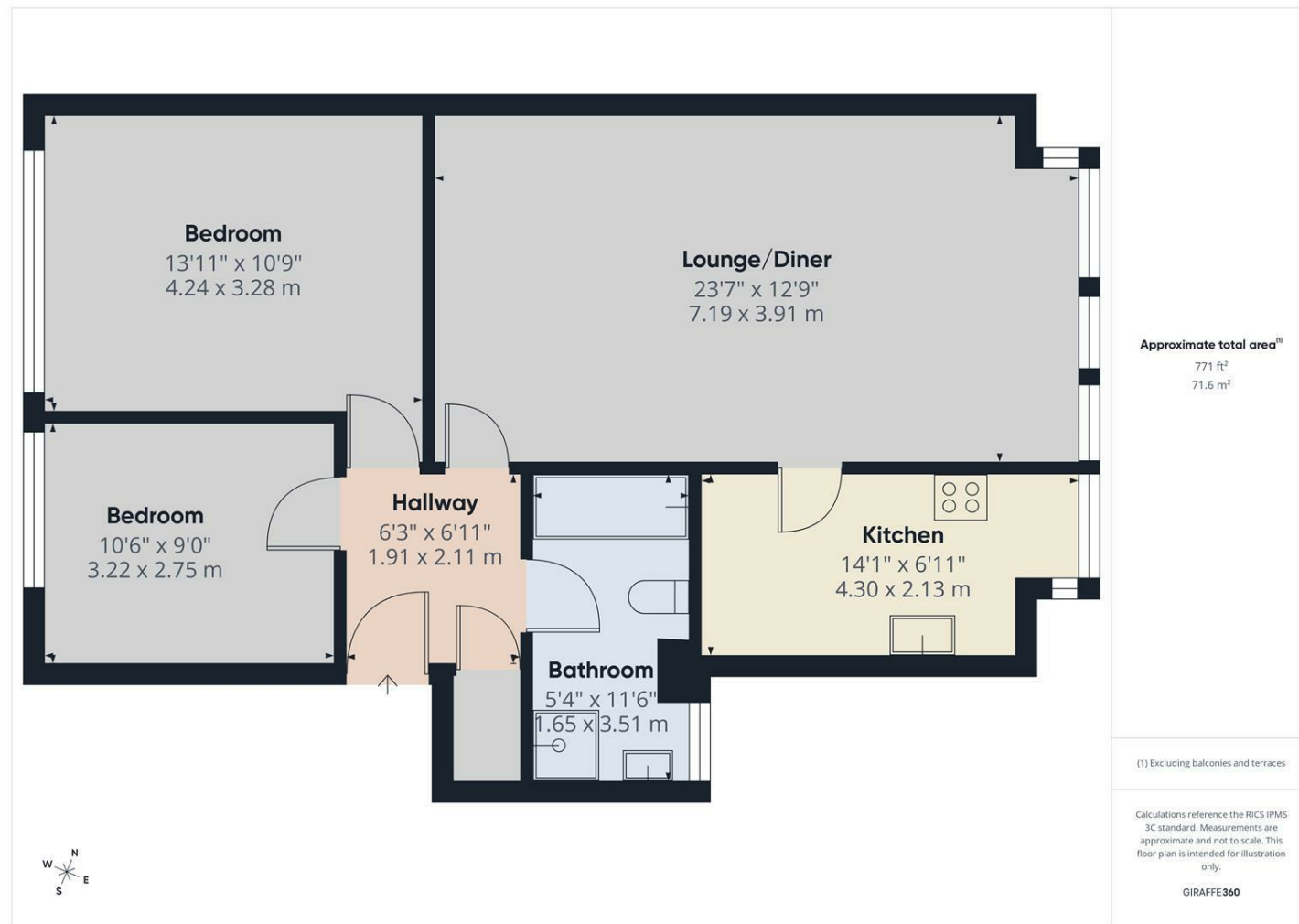




Priory Court, Percy Gardens



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(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.

Offers Over £320,000

Description

WELL-APPOINTED TWO BEDROOM FIRST FLOOR APARTMENT WITH A GARAGE AND STUNNING SEA VIEWS SITUATED WITHIN PRIORY COURT ON A PRIVATE ROAD WITHIN THE PRESTIGIOUS PERCY GARDENS IN TYNEMOUTH - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this attractive two bedroom first floor apartment situated on Percy Gardens in Tynemouth Village. Boasting wonderful sea views, spacious accommodation, garage and beautifully maintained communal gardens.

Briefly comprising: Secure communal entrance with stairs to the first floor. The private hallway offers access to all rooms and benefits from a sizeable storage cupboard. An impressive lounge/diner is a bright and spacious room, large windows overlook the beautifully maintained communal gardens, Tynemouth Priory and Castle with the sea beyond. A well-equipped kitchen has modern fitted wall and base units, integrated appliances include a double oven, electric hob, space for a fridge/freezer and plumbing for a washing machine and dishwasher.

There are two double bedrooms, one of which boasts fitted sliding wardrobes. The bathroom comprises a bath, separate step in shower, hand basin, W.C. and heated towel rail.

Percy Gardens is a beautiful private residential street with gated access. It boasts stunning communal gardens (for the use of Percy Gardens' residents only) that offer plenty of outdoor space including a tennis court as well as sitting areas that provide breathtaking sea views. The garage is situated towards the rear of the property.

The prestigious Percy Gardens is ideally located close to the village centre and a stone's throw away from King Edward's Bay and the award-winning Longsands 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 and restaurants and is host to a weekend market.

Secure Communal Entrance

Private Hallway

Lounge/Diner

23'7" x 12'9"

Kitchen

14'1" x 6'11"

Bedroom One

13'10" x 10'9"

Bedroom Two

10'6" x 9'0"

Bathroom

11'6" x 5'4"

Externally

Percy Gardens is a beautiful private residential street with gated access. It boasts stunning communal gardens that offer plenty of outdoor space including a tennis court as well as sitting areas that provide breathtaking sea views. The garage is situated towards the rear of the property and benefits from lighting and power.

Tenure

Leasehold with share of freehold.

