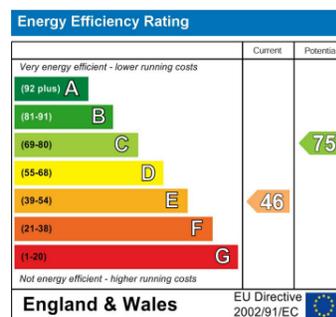
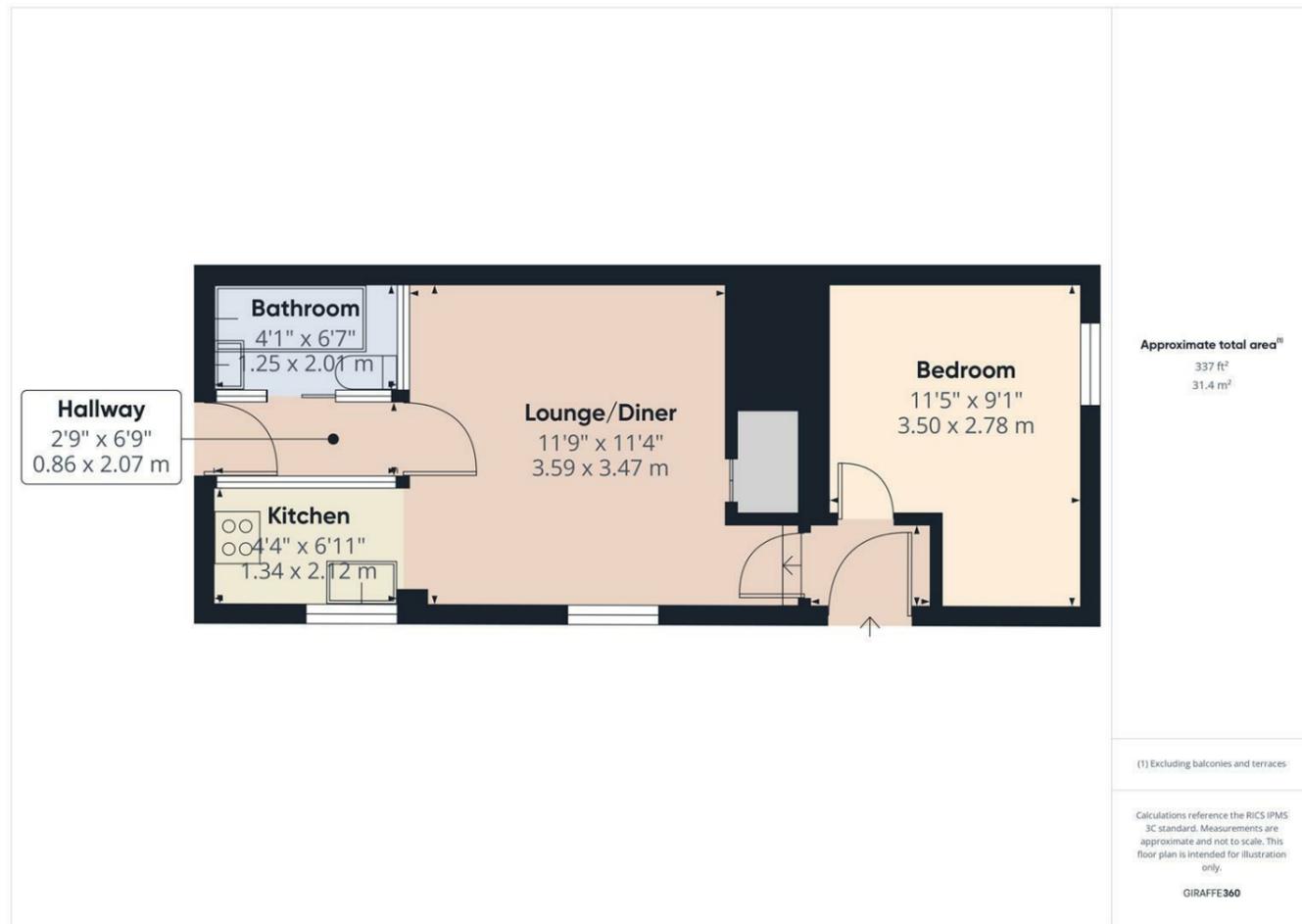




## Percy Park, Tynemouth



### 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 £149,950

## Description

FULLY REFURBISHED ONE BEDROOM GROUND FLOOR FLAT SITUATED CENTRALLY WITHIN TYNEMOUTH ONLY A STONE'S THROW FROM THE SEAFRONT OFFERED WITH NO UPPER CHAIN

We are delighted to welcome to the market this immaculate one bedroom ground floor flat conveniently located centrally within Tynemouth Village and only minutes from Long Sands Beach. Boasting modern interiors, comfortable accommodation and a shared yard offering a pleasant seating area.

Briefly comprising: Secure communal entrance leading to a private hallway. The lounge/diner offers a comfortable space which features an attractive fireplace with an electric fire, an opening leads to the modern kitchen. There are stylish fitted wall and base units which includes an integrated electric hob, oven and space for a freestanding fridge.

There is a double bedroom and bathroom comprising a bath with shower over, hand basin within a vanity unit and a W.C.

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

Externally to the rear is a shared yard offering 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/Diner

11'9" x 11'4"

### Kitchen

6'11" x 4'4"

### Bedroom

11'5" x 9'1"

### Bathroom

6'7" x 4'1"

### Externally

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

### Tenure

Leasehold

