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MELBOURNE STREET, NEWCASTLE UPON TYNE, NE1

Offers Over £145,000

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Fantastic Two Bedroom Top Floor Apartment Boasting Great Views, Two Double Bedrooms, Bathroom plus En-Suite Shower Room, Stylish Re-Fitted Kitchen, Open Plan Lounge/Diner & Full Width Balcony!

This great, top floor apartment offers well-balanced accommodation including two double bedrooms, with the master bedroom benefiting from an en-suite shower room, along with a well-presented family bathroom. The spacious open-plan living and dining area connects seamlessly to the kitchen, which has been updated in recent years and provides modern fitted units and integrated appliances. The apartment further benefits from a wraparound balcony offering impressive open views across the Quayside, including views towards the Millennium Bridge.

Marconi House is perfectly placed to offer easy access to Newcastle's vibrant Quayside, countless bars, cafes and restaurants throughout the city centre and benefits from transport links by car, metro and rail.

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The internal accommodation comprises: a communal entrance with lift access to the fifth floor, where the apartment is located. Upon entering the property, an entrance hall provides access to all principal areas of the home, creating a practical and well-balanced layout.

The accommodation comprises two comfortable double bedrooms, a family bathroom and a spacious open-plan living and dining area with an adjoining kitchen. The master bedroom benefits from a private en-suite shower room fitted with a three-piece suite along with tiled walls and tiled flooring. The family bathroom is also presented in very good condition and features a three-piece suite, tiled walls and tiled flooring, along with a heated towel rail.

The living and dining room is a well-proportioned space designed for both relaxing and entertaining. Sliding doors open onto the balcony, allowing for excellent natural light and providing impressive open-aspect views across the Quayside, including notable landmarks such as the Millennium Bridge. The living area flows through to the kitchen, which was updated approximately three years ago and features a range of modern wall and base units, integrated appliances and a tiled splashback, creating a practical and cohesive space.

Externally, the apartment benefits from a wraparound balcony which can be accessed via sliding doors from both bedrooms as well as the living area. This outdoor space offers elevated open views across the Quayside and further enhances the sense of light and space throughout the property.



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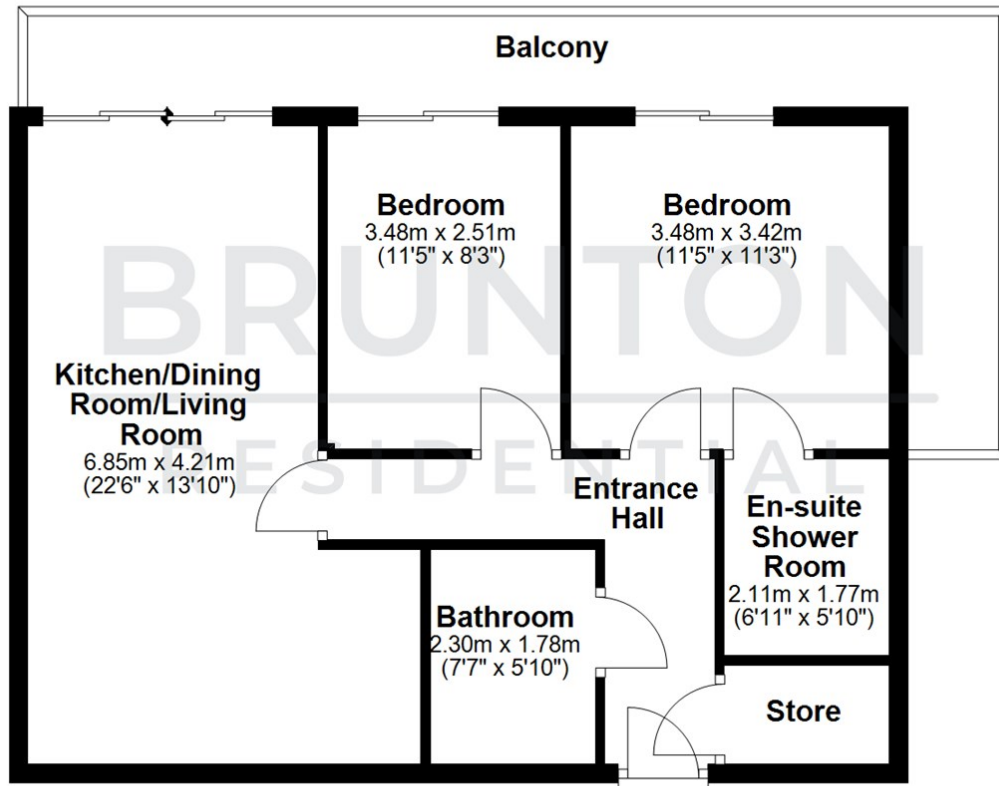
TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

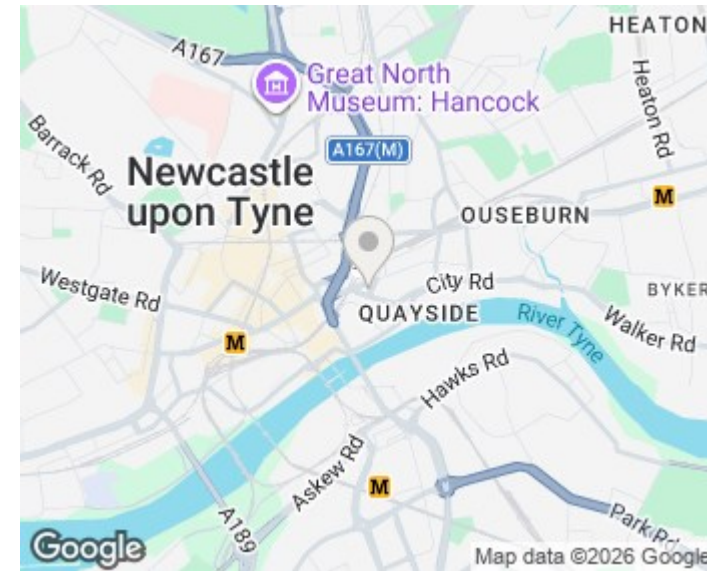
EPC RATING :

Fifth Floor
Approx. 63.3 sq. metres (681.3 sq. feet)



Total area: approx. 63.3 sq. metres (681.3 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |