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ST. JAMES GATE, NEWCASTLE UPON TYNE, NE1

Offers Over £130,000

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Well-presented two-bedroom apartment situated within The Bar, St James' Gate, Newcastle upon Tyne. Currently rented for approximately £1200pcm - making this an ideal investment opportunity for landlords looking to add to their portfolio. Positioned within this popular and well-regarded development, the property offers modern open-plan living in a highly convenient city-centre location.

The apartment features a bright and spacious open-plan kitchen, dining and living area with French doors opening onto a balcony, creating a pleasant space for both relaxing and entertaining. There are two well-proportioned bedrooms, with the rear bedroom benefiting from built-in storage and a private en-suite shower room, while a contemporary fully tiled family bathroom serves the remainder of the home.

The Bar at St James' Gate is ideally located for access to Newcastle's vibrant city centre, with a wide range of restaurants, cafés, shops and leisure facilities nearby. The development is also within easy reach of transport links, universities and major road connections, making it an attractive option for professionals, investors or those seeking convenient city living.

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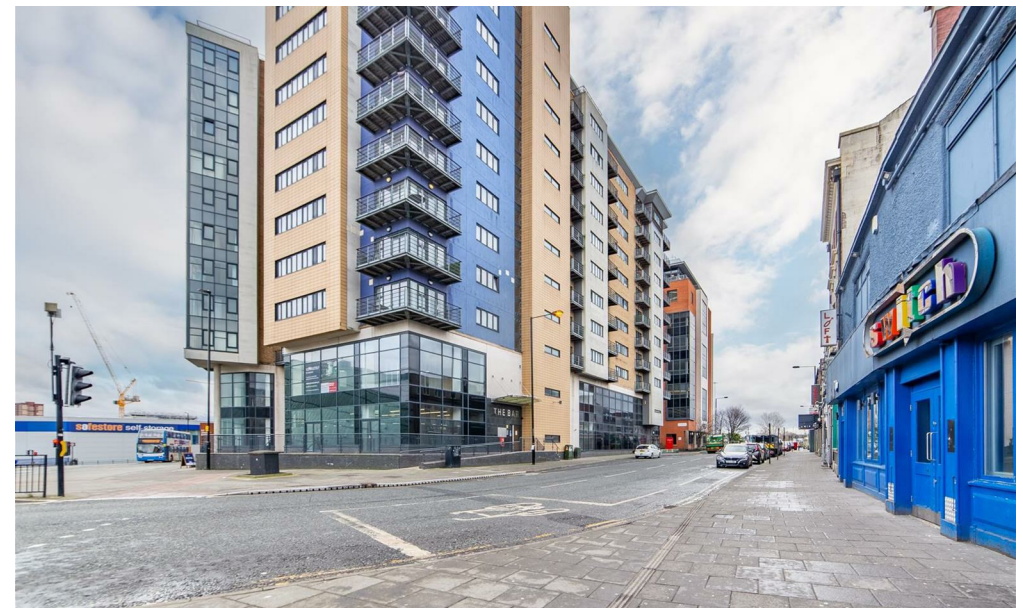
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The internal accommodation comprises: an entrance hall with a useful storage cupboard, providing access to all the main areas of the apartment. To the right of the hallway are two well-proportioned bedrooms, with the bedroom positioned to the rear benefiting from built-in cupboards as well as a private en-suite shower room.

Further along the hallway to the left is a well-appointed family bathroom, which is fully tiled and comprises a WC, wash basin and a bath with overhead shower, offering a clean and modern finish.

To the end of the hallway, the space opens into a bright and spacious open-plan kitchen, dining and living area. This sociable living space is enhanced by French doors which lead out onto a private balcony, providing pleasant views over the surrounding area and allowing for plenty of natural light. The kitchen itself is modern and well equipped with integrated appliances including an oven, hob and extractor fan, along with ample cabinetry providing good storage and work surface space.



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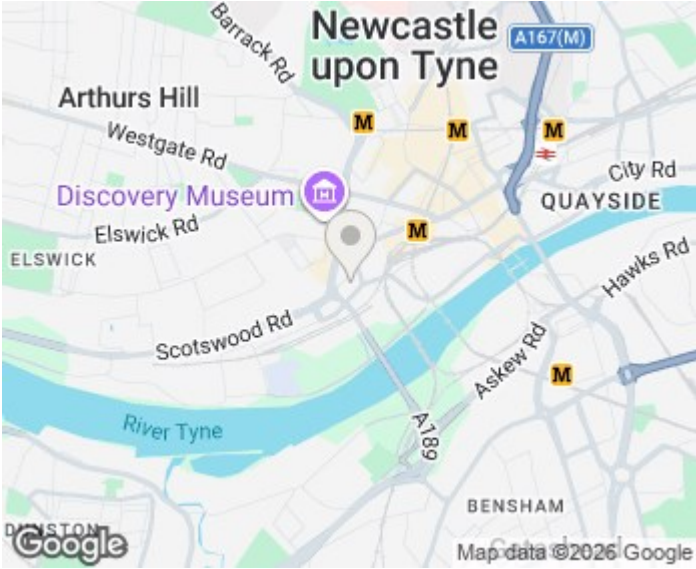
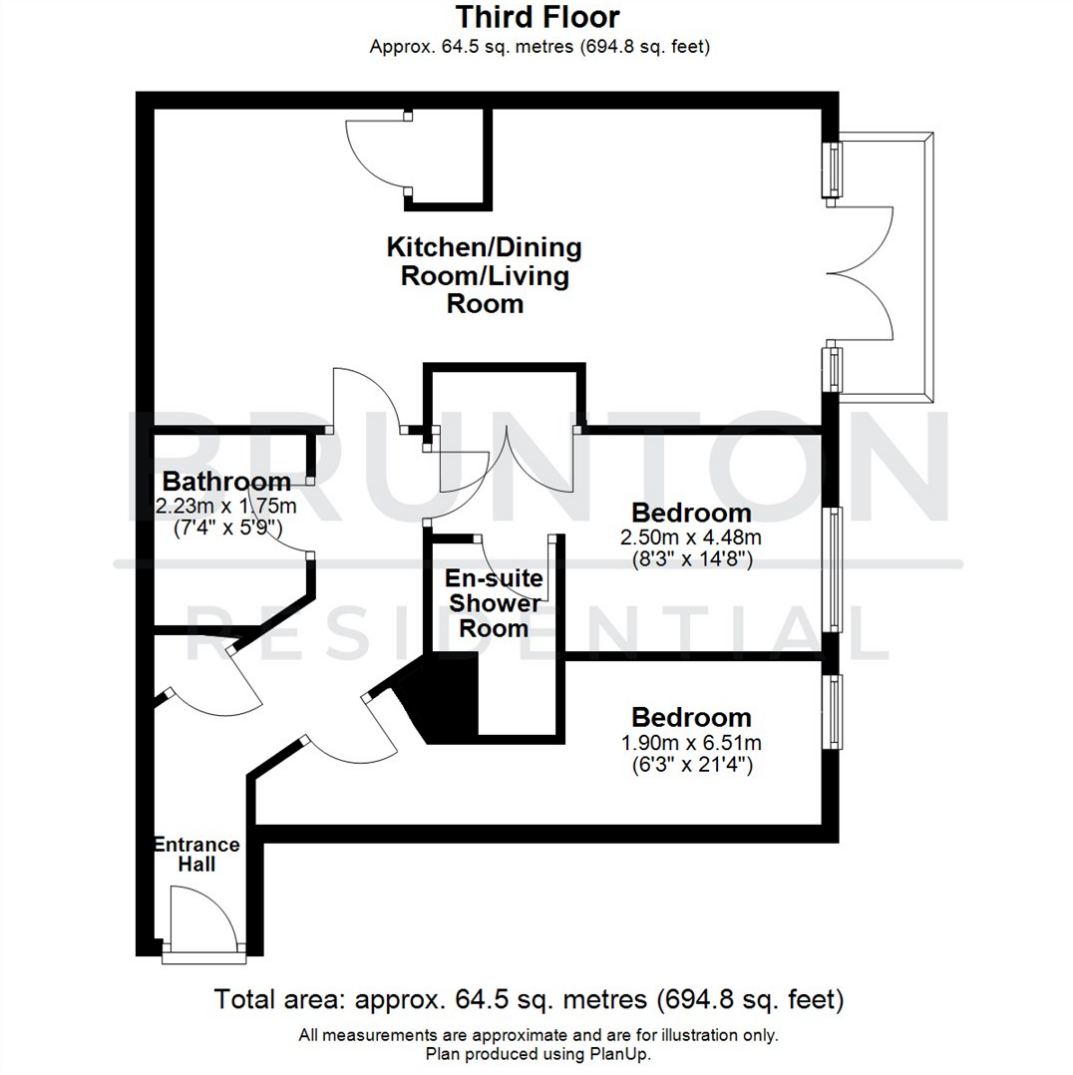
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		