

FOR  
SALE

14 MARLBOROUGH HOUSE HOLYWELL AVENUE, WHITLEY BAY NE26  
3AH  
£169,950



#### 1 BEDROOM FLAT/APARTMENT

- ONE BEDROOM SECOND FLOOR APARTMENT BENEFITTING FROM A LIFT
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- CONTEMPORARY KITCHEN
- GOOD SIZED SHOWER ROOM
- DETACHED GARAGE
- COMMUNAL GARDENS
- EPC RATING C

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COMMUNAL ENTRANCE

HALLWAY

RECEPTION ROOM  
18'6 x 10'4

KITCHEN  
7'10 x 5'10

BEDROOM  
14'2 x 10'4

SHOWER ROOM  
7'10 x 5'6

DETACHED GARAGE  
18'3 x 8'6

COMMUNAL GARDENS

## 14 MARLBOROUGH HOUSE HOLYWELL AVENUE, WHITLEY BAY NE26 3AH

\*\*\*PLEASE NOTE THAT THIS PROPERTY BENEFITS FROM A LIFT AND A DETACHED GARAGE TO THE REAR \*\*\*

This beautiful and modern apartment, is situated on the second floor and is perfectly located on one of the most sought after streets within North Whitley Bay residential area. It displays a wealth of modern features and is ideal for a range of buyers.

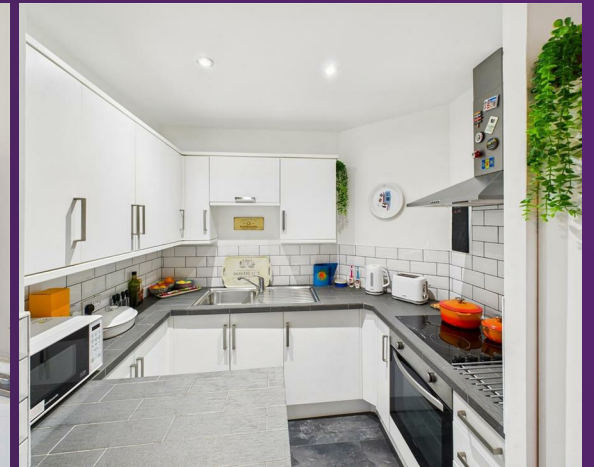
When entering the building there is a spacious communal entrance with security intercom, lift and stairs to all floors. With over 480 square foot of accommodation this immaculately presented property consists of an hallway with a built in cupboard and a laundry cupboard which includes space for a washing machine and tumble dryer. The light and spacious reception room accommodates a four seater dining table and the contemporary kitchen benefits from a range of units with contrasting worktops, integrated oven, induction hob, extractor hood and fridge. The stylish and generously sized bedroom has bespoke fitted wardrobes and the good sized shower room benefits from a double walk in shower, countertop washbasin with cupboard beneath and low level WC. Externally there is a detached garage and communal gardens.

The fabulous location, superb layout and amazing condition of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professional

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Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
 636 ft<sup>2</sup>  
 Reduced headroom  
 9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft

Calculations reference the RICS IPMS  
 3C standard. Measurements are  
 approximate and not to scale. This  
 floor plan is intended for illustration  
 only.

GIRAFFE360

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#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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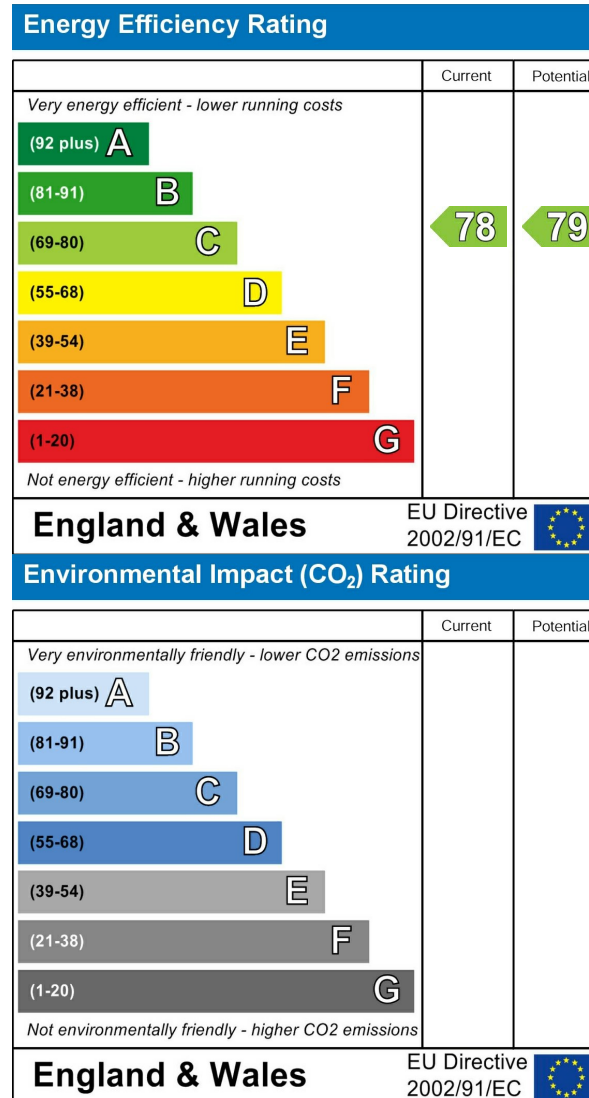
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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