

FOR
SALE

3 PRIORY COURT PERCY GARDENS, TYNEMOUTH NE30 4HN
OFFERS OVER £305,000



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM GROUND FLOOR APARTMENT
- FANTASTIC SEA VIEWS & COASTAL SETTING
- SPACIOUS RECEPTION ROOM
- CLASSIC KITCHEN
- BEAUTIFUL BATHROOM WC
- DETACHED GARAGE
- NO UPPER CHAIN
- EPC RATING C

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HALLWAY

RECEPTION ROOM
23'3 x 12'9

KITCHEN
13'9 x 6'11

BEDROOM
13'11 x 10'11

BEDROOM
9'9 x 8'11

BATHROOM
7 x 6'6

GARAGE
16'1 x 7'9

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Occupying a prime coastal position within the highly sought after Priory Court development, this beautifully presented two bedroom ground floor apartment enjoys outstanding sea views across Percy Gardens towards the iconic Tynemouth Priory and Castle. Offered for sale with no upper chain, this superb home presents an excellent opportunity for a wide range of buyers, including professionals, downsizers and those seeking a desirable seaside lifestyle.

Tynemouth is renowned for its vibrant village atmosphere, stunning coastline, independent cafés, restaurants and boutique shops, together with beautiful beaches, the historic Priory and excellent transport links, making it one of the North East's most desirable places to live.

The apartment offers a well planned and spacious layout, briefly comprising an entrance hallway with doors leading to the principal rooms. The generous reception room features a fireplace and enjoys spectacular views across Percy Gardens to the sea and historic Priory. The adjoining classic style kitchen also benefits from these wonderful outlooks and is fitted with a range of wall and base units, contrasting work surfaces, an integrated eye level oven, induction hob with chimney style extractor hood, fridge freezer and washing machine.

There are two well proportioned bedrooms together with a beautiful, modern bathroom, fitted with a panelled bath with shower over, vanity wash basin and low level WC.

Externally, the property benefits from a detached garage with an electric door, providing secure parking or useful additional storage.

Combining an exceptional location, breathtaking views, well-presented accommodation and no upper chain, this is a rare opportunity to acquire a superb coastal home in one of Tynemouth's most prestigious settings.

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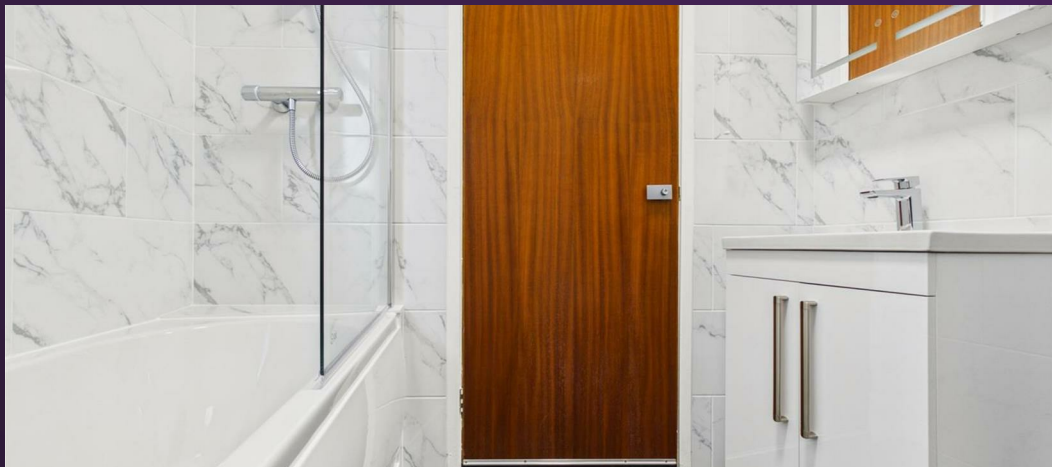
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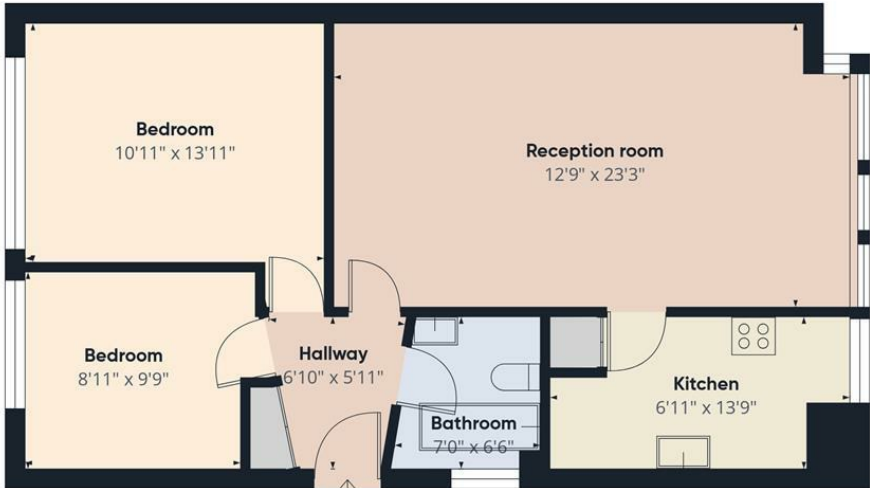


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Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
855 ft²

(1) Excluding balconies and terraces

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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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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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 (CO₂) 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

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