Prime Property Associates









Apartment 508 11 City Quadrant

Waterloo Square, Newcastle Upon Tyne, NE1 4DP

Offers Over £160,000

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- City Centre Location
- City Centre Parking (additional annual Fee)
- Excellent access to shops, restaurants, transport links & Quayside
- £1,150 PCM incoming rent
- 2 Double Bedrooms
- PRICE INCLUDES THE TRANFER OF THE PARKING SPACE WHICH WAS PURCHASED FOR £3K
- Immaculate Presentation
- Private balcony with impressive city views
- Secure Intercom System

TWO-BEDROOM CITY CENTRE APARTMENT WITH BALCONY, VIEWS & PARKING

Situated on the fifth floor of the popular Waterloo Square development in Newcastle city centre, this spacious two-bedroom, two-bathroom apartment offers approximately 635 sq ft of modern accommodation with a private balcony, city views, lift access and allocated parking. The property is ideal for first-time buyers, couples, professionals and investors, and benefits from a private balcony, with attractive city views.

The bright open-plan living area enjoys attractive views across the city and access to the private balcony. The ample modern kitchen includes integrated oven, hob, extractor, dishwasher, fridge and freezer. Washing machine is plumbed into the entrance cupboard.

There are two double bedrooms, with the principal bedroom benefiting from a private en-suite with double shower cubicle, WC and wash basin. The main bathroom includes a bath with shower over, WC and wash basin. Both bathrooms are tiled and feature large vanity mirrors.

The development benefits from a lift, ground-floor bin area and residents' post boxes.

Ideally located for Newcastle city centre's shops, restaurants, leisure facilities, business districts and transport links.

The property is currently tenanted at £1,150 PCM, producing annual rental income of £13,800, with the tenant paying the water bill. The seller may also consider vacant possession for an owner-occupier, subject to the appropriate notice and arrangements.

PROPERTY CHARGES
Ground Rent: £150 per annum
Service Charge: £1,148.17 per quarter / £4,592.68 per annum
Car Park Charge: £683.41 per annum
Allocated Parking Space: Included in the sale

An excellent opportunity for first-time buyers, couples, professionals or investors seeking a well-positioned Newcastle city-centre apartment.





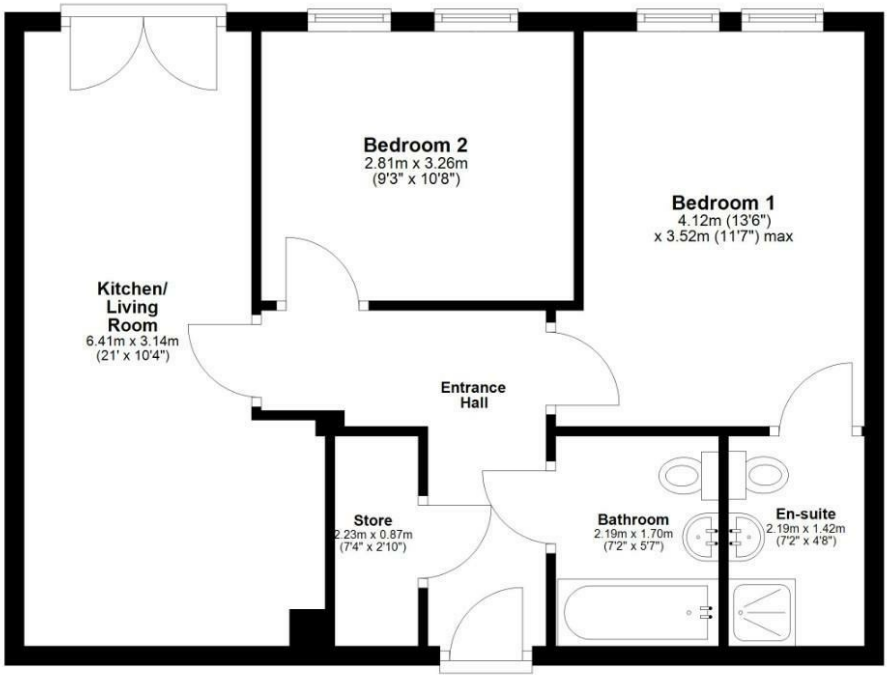





Floor Plan

Fifth Floor

Approx. 56.2 sq. metres (605.1 sq. feet)

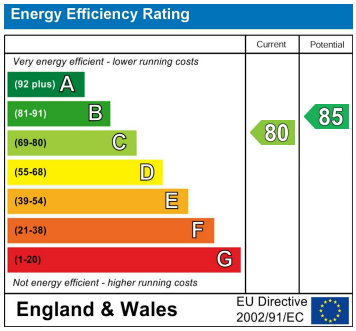


Total area: approx. 56.2 sq. metres (605.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

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