



**SUPER STYLISH PRESENTATION with NO ONWARD CHAIN!** This conversion apartment is set to the ground floor of this imposing converted building situated on Northumberland Road within Newcastle City Centre. Northumberland Road, ideally situated on the door step of Northumbria University and the sport and leisure facilities of 'Sport Central', is perfectly placed for convenient access to everything Newcastle City Centre has to offer including its countless great shops, cafés, restaurants and bars. The apartment also benefits from being a short walk from Haymarket Metro Station providing excellent transport links throughout the region!

Boasting over 1,200 Sq ft of internal living space and set behind the original Grade II listed facade, the accommodation briefly comprises: communal entrance hall; private entrance hall with secure entry phone and stairs to first floor; an impressive 20ft open plan living and dining space with dual south facing windows open to kitchen/diner and bathroom to the ground floor. The first floor landing with fitted storage cupboard gives access to two bedrooms to the rear, bedroom two with en-suite shower room and an extended mezzanine floor which is open to lounge and is currently being utilised as a separate living space. Externally, a private garage provides secure off-street parking along with a communal guest parking space to the rear, this great city centre apartment simply demands an early internal inspection!

Super Stylish Conversion Apartment | 1,354 Sq ft (125.8 m<sup>2</sup>) | Two Bedrooms | Ground Floor | 20ft Open-Plan Living/Dining Space | Kitchen/Diner with Integrated Appliances | Bathroom | Mezzanine Level | Great Central Location | Garage & Guest Parking | Leasehold - 85 Years Remaining (the lease renewal is to be discussed with the seller at the point of sale) | Service Charge £1,957.44 Per Annum | EPC: Tbc

EPC: D

**Offers Over £325,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

