



Forth Banks | Newcastle Quayside | NE1 3PN

Offers in Excess of £100,000

For sale: a well-presented two-bedroom flat within Forth Banks Tower, ideally placed on the edge of Newcastle city centre and the Quayside.

The property offers a bright open-plan reception room and kitchen, with full-height windows running the length of the living space, providing excellent natural light and wide city views. The kitchen is fitted with contemporary wood-effect units, contrasting worktops and a breakfast bar, as well as integrated hob and oven and tiled splashbacks, creating a practical space for everyday cooking and entertaining.

Both bedrooms are doubles. The main bedroom benefits from floor-to-ceiling glazing and built-in storage, while the second bedroom is currently arranged as a flexible study/guest room. The bathroom is finished with neutral tiling and includes a white suite with shower over bath and glass screen.

RMS | Rook
Matthews
Sayer



Two bed apartment on 11th Floor of purpose built development

Immaculate city living with access to Quayside and City Centre

Leasehold - 125 years from 27 November 2006 - 105 years remaining

Council tax band C

EPC Rating B

For any more information regarding the property please contact us today



ENTRANCE HALLWAY: Built in cupboard housing hot water cylinder and plumbed for auto washer, telephone entry system.

LOUNGE/DINING ROOM/KITCHEN: 27'6 max x 18'5 max (8.37m max x 5.60m max)

Living room area - Double glazed windows floor to ceiling at the front, telephone point, television point, wall mounted electric heater.

Kitchen area - Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, part tiled walls, kitchen island, integrated microwave, fridge/freezer & dishwasher.

BATHROOM/WC: White 3 piece suite comprising; panelled bath with mixer shower taps, wash hand basin set in vanity unit, low level wc.

BEDROOM ONE: 11'8 x 8'7 (3.56m x 2.61m): Double glazed window to the front, electric wall heater.

BEDROOM TWO: 8'9 x 7'2 (2.65m x 2.18m) Internal window, air ventilation system.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING SPACE ON 8TH FLOOR OF ADJACENT GARAGE

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

- Leasehold - 125 years from 27 November 2006
- 105 years remaining

COUNCIL TAX BAND: C

EPC RATING: B

JR00004815.MJ.KC.8/9/26.V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.