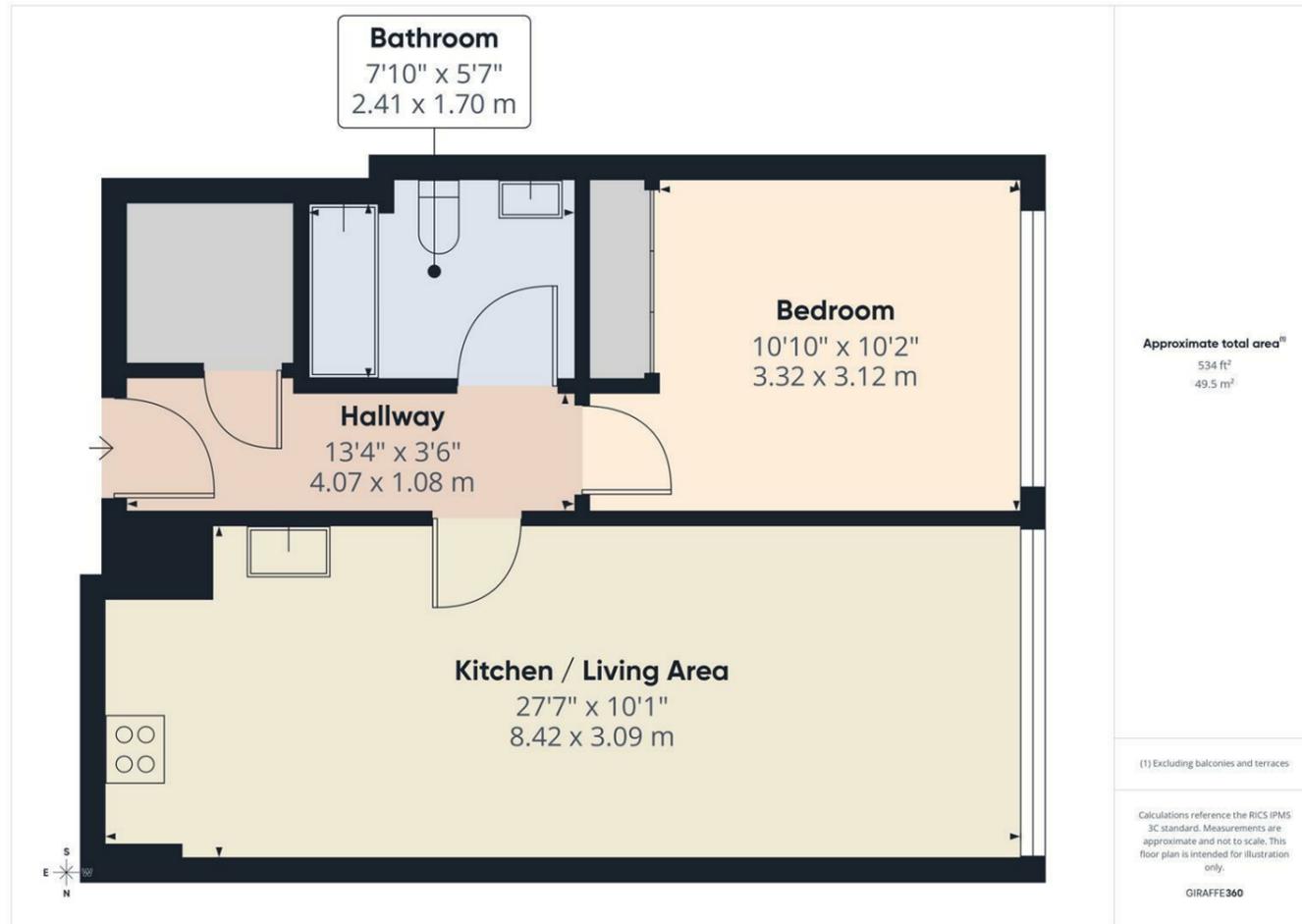




55 Degrees North, Newcastle Upon Tyne



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £100,000

Description

WELL SIZED ONE BEDROOM SIXTH FLOOR APARTMENT POSITIONED WITHIN THE HEART OF NEWCASTLE CITY CENTRE PROVIDING OPEN ASPECT CITYSCAPE VIEWS - AVAILABLE WITH NO UPPER CHAIN AS AN INVESTMENT OPPORTUNITY

Brannen & Partners welcome to the market this well sized one bedroom apartment, situated upon the sixth floor of the popular 55 Degrees North development. Positioned within the heart of the city centre, the spacious accommodation presents a double bedroom with fitted storage, open plan kitchen/living area with substantial picture windows offering open aspect views and modern bathroom. Secured within a residential development, the property also incorporates secure underground gated parking with an allocated bay.

Briefly comprising: Communal entrance is accessed directly from the street or gate underground car park with fob access and lift to all floors. Situated upon the sixth floor, the apartment itself has a private entrance hallway connecting to all rooms, in addition to housing integral storage and intercom entry system.

To the right, the open plan kitchen/living area sits offering substantial picture windows to enjoy open aspect views of Newcastle City Centre. The kitchen benefits from several fitted wall, base and drawer units, whilst integral appliances include: oven, extractor hood, electric hob, fridge/freezer and washing machine. Whilst the open plan layout ensures ample space for dining.

Back to the hallway, the bedroom and bathroom can be accessed. Housing fitted wardrobes, the bedroom also benefits from open aspect views. Completing the home, the modern bathroom features a bath with shower overhead, wall mounted wash basin and WC.

Externally, the development is accessed via a secure intercom system from the street, or alternatively via an underground gated car park, housing an allocated bay for the property.

Ideally located in the heart of Newcastle City Centre, 55 Degrees North is a popular residential development, offering ease of access to a variety of local amenities, shops, cafes and bars. There are also excellent local transport links such as Central Station, bus and road links, all within walking distance.

Communal Entrance

Private Hallway

13'4" x 3'6"

Open Plan Kitchen/Living Area

27'7" x 10'1"

Bedroom

10'10" x 10'2"

Bathroom

7'10" x 5'6"

Private Underground Car Park

