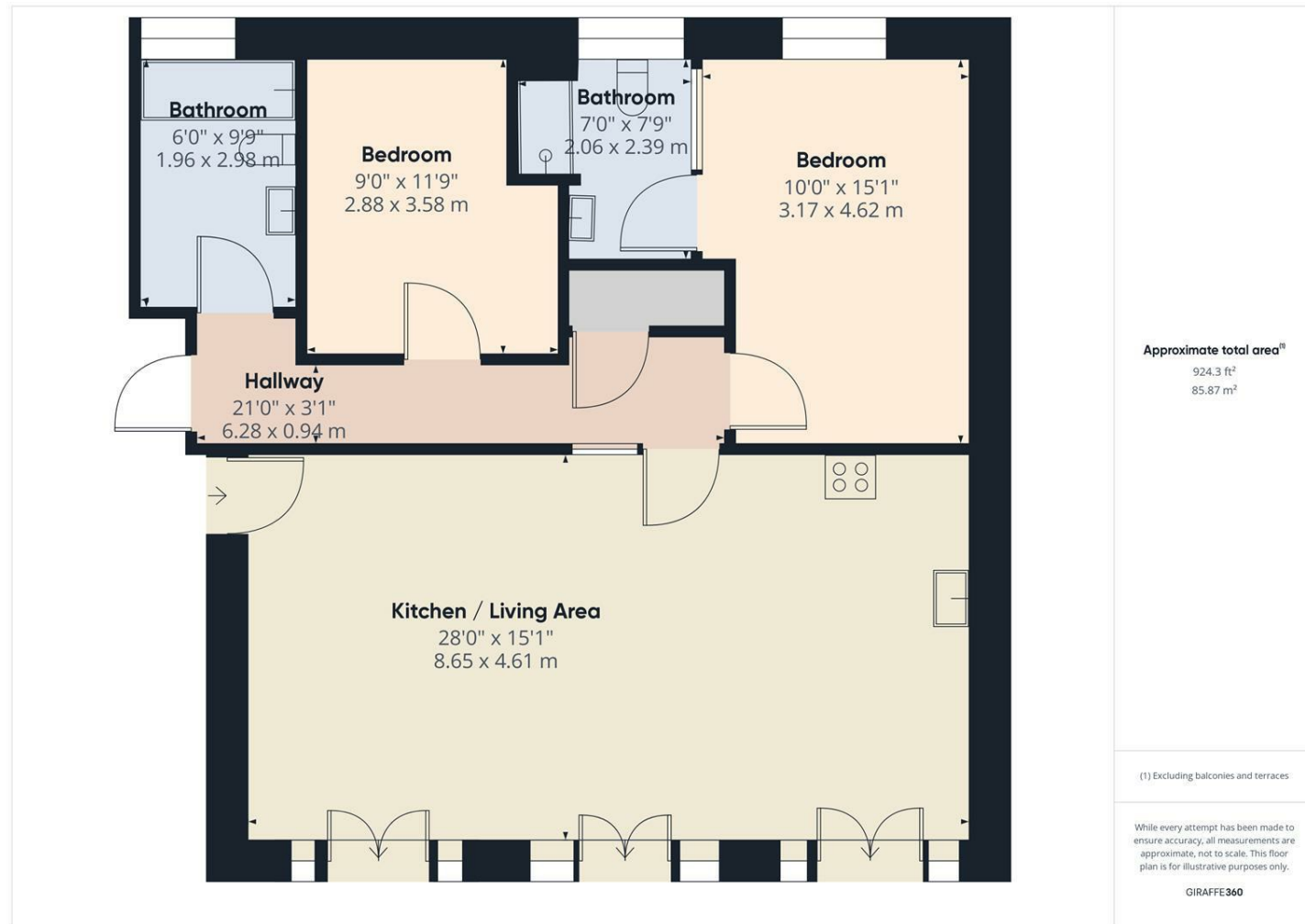




# Arcade Park, Tynemouth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	80
(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.

Guide Price £268,000

## Description

BEAUTIFULLY APPOINTED TWO BEDROOM FIRST FLOOR APARTMENT OFFERING VIEWS OVER PRIOR'S PARK IDEALLY SITUATED IN THE HEART OF TYNEMOUTH VILLAGE - NO UPPER CHAIN

Recently refurbished stunning two bedroom first floor apartment conveniently located within the heart of the village. Boasting stylish open plan interiors, well equipped kitchen, two bathrooms and wonderful views over Prior's Park.

Briefly comprising: External stairs leading to a secure communal entrance with additional stairs to the first floor. The impressive open plan lounge/kitchen/diner is a wonderful space with full height windows and glazed doors allowing plenty of light to fill the room and offering views over Prior's Park.

This newly renovated space offers stylish contemporary living, the kitchen area has a good range of fitted wall and base units with an island providing storage as well as seating. Integrated appliances include an induction hob, oven, extractor fan, microwave, dishwasher, fridge/freezer and washing machine. There are two double bedrooms which both benefit from newly fitted wardrobes, the main bedroom boasts an en-suite shower room with hand basin and W.C. The main bathroom comprises a bath, hand basin, W.C. and heated towel rail.

Parking - You will need to apply for a permit and park on the surrounding streets.

Pets - no pets are allowed at this property.

Ideally located in the heart of Tynemouth Village centre and a short walk away from the award winning Long Sands Beach and King Edward's Bay which offers an idyllic location for surfing and other outdoor activities. Tynemouth has excellent links to Newcastle city centre including the Metro station close by. The village has a great choice of shops, restaurants and is host to a weekend market.

### Secure Communal Entrance

21'0" x 3'1"

### Lounge/Kitchen/Diner

28'0" x 15'1"

### Bedroom

10'0" x 15'1"

### En-suite

7'0" x 7'9"

### Bedroom

9'0" x 11'9"

### Bathroom

6'0" x 9'9"

### Tenure

Leasehold

