



## **2 Milk Market, Newcastle Upon Tyne, NE1 3DN**

**Offers Over £145,000**

Hive Estates presents to the market this well presented two bedroom, two bathroom apartment at Milk Market on Newcastle's highly sought after Quayside, offering expansive views along the River Tyne and benefiting from a secure allocated parking space and gas central heating. The property is offered as a leasehold with a share of the freehold via a residents' management company, giving owners influence over both the management of the building and the freehold itself

A spacious and bright open living and dining area forms the heart of the home, with large windows allowing plenty of natural light to fill the room. Hardwood flooring and industrial style decor create a comfortable and practical space for both relaxing and entertaining. Flowing from the living area, the kitchen features cream shaker style cabinetry, light worktops and contemporary finishes. Integrated appliances include an under-bench fridge and freezer, along with a built-in dishwasher. Further benefits include gas central heating throughout.

Generous proportions continue into the principal bedroom, complete with beige carpets, neutral décor and a feature wall. Large windows enhance the bright feel of the room, while a recently refurbished en-suite shower room adds further appeal for buyers seeking a move in ready home. Finished with full height tiling, the en-suite includes a walk in shower with waterfall shower head, basin vanity unit with storage, towel radiator and WC. Another well sized second bedroom benefits from built in wardrobes and additional storage, complemented by beige carpets and neutral decor. Completing the accommodation, the main bathroom is finished in neutral tones with a combination of cladding and tiles, featuring a bath with overhead shower, basin and WC.

Located within easy reach of Newcastle city centre, Milk Market offers direct access to the Quayside, with a range of shops, restaurants and bars close by.

An excellent opportunity for first time buyers or investors, offering well presented accommodation in a popular location.

**Lounge/Diner 13'9" x 18'8" (4.20 x 5.70)**

**Kitchen 7'10" x 11'11" (2.40 x 3.65)**

**Bedroom 1 10'4" x 10'7" (3.15 x 3.25)**

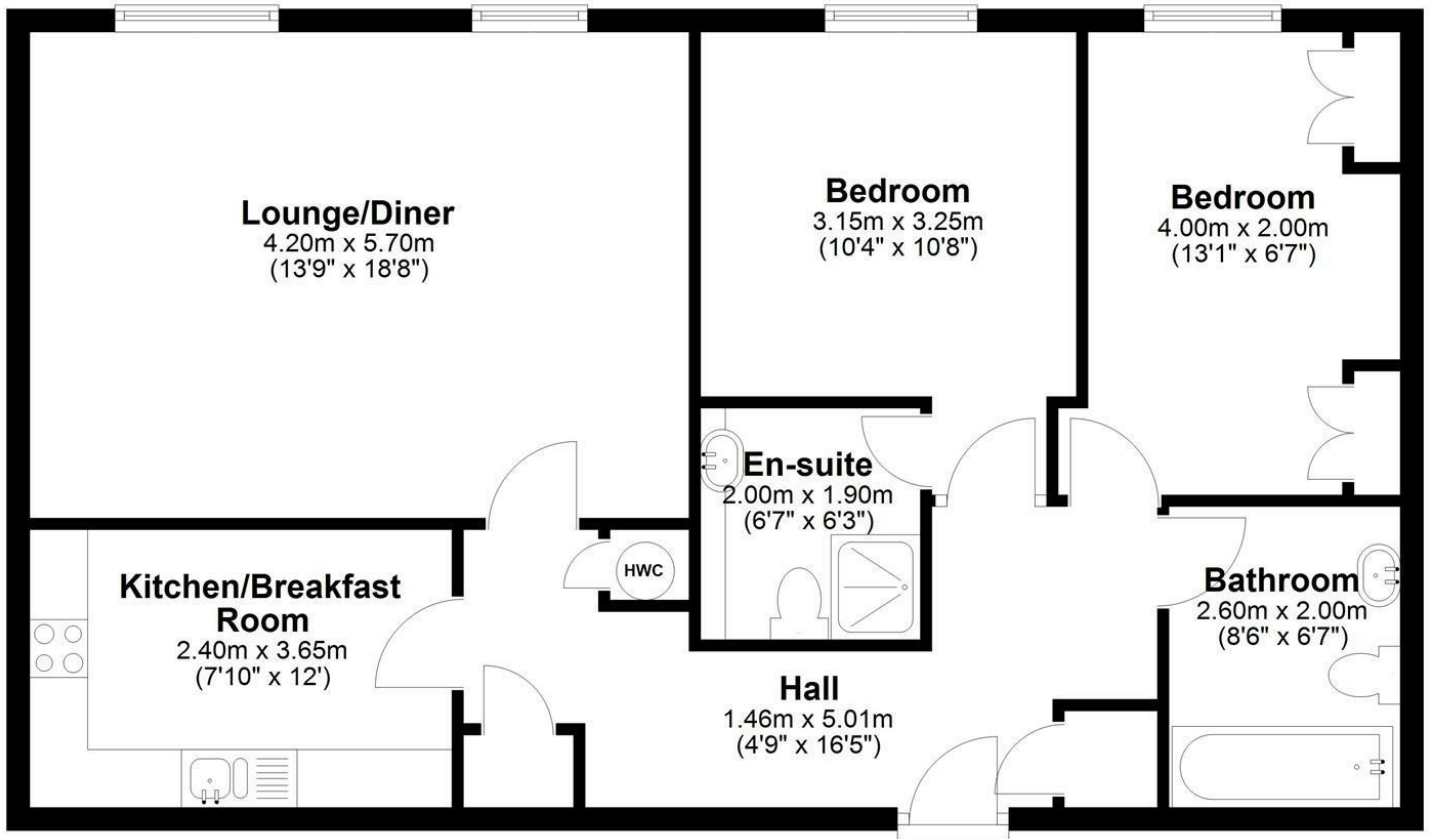
**En-Suite 6'6" x 6'2" (2.00 x 1.90)**

**Bedroom 2 13'1" x 6'6" (4.00 x 2.00)**

**Bathroom 8'6" x 6'6" (2.60 x 2.00)**

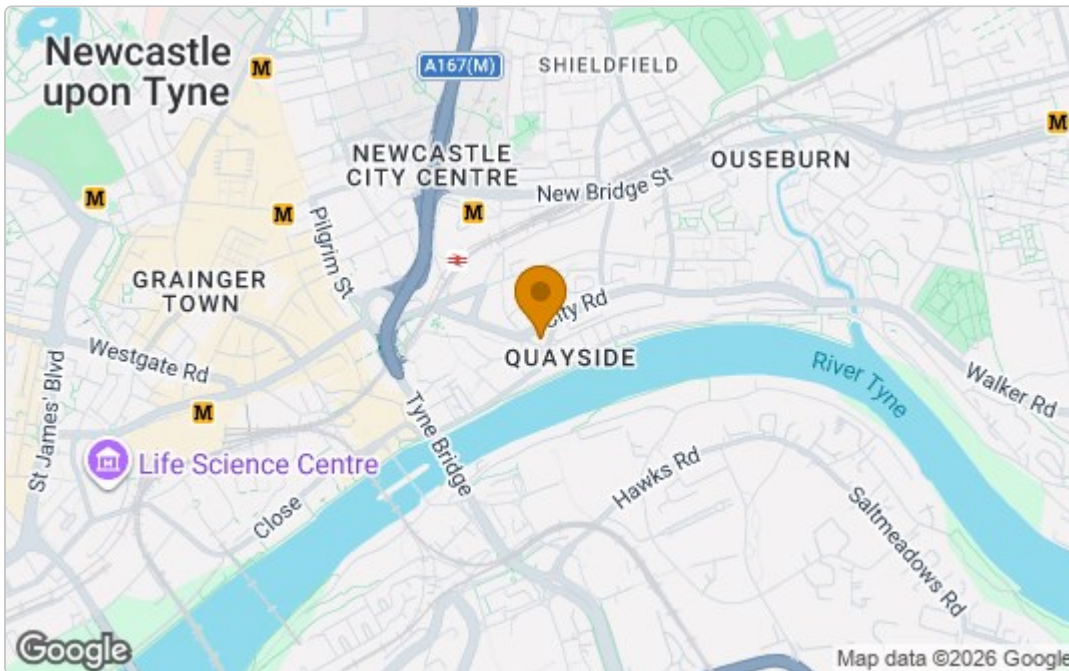
## Ground Floor

Approx. 75.5 sq. metres (812.7 sq. feet)



Total area: approx. 75.5 sq. metres (812.7 sq. feet)

### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		67	70
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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