



 Jan Forster

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Ouseburn Wharf | St Lawrence Road | Newcastle Upon Tyne | NE6 1BZ

Price £115,000



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- Sought After Location
- Beautiful River Views
- Secure Parking
- Close To Amenities
- Viewing Essential
- Second Floor
- Open Plan Living
- Ideal First Time Buy
- Leasehold
- Call for More Information



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This one double bedroom second floor apartment boasting exquisite river views is ideally situated within the highly sought-after Ouseburn Wharf development overlooking the River Tyne. Offered for sale with the benefit of no upper chain.

This superb location combines scenic surroundings with convenient access to Newcastle's vibrant amenities, making it an attractive opportunity for a wide range of buyers including first-time purchasers, professionals, and investors alike.

The accommodation is accessed via a well-maintained communal entrance with both stair and lift access to all floors. Internally, the property offers a welcoming hallway leading into a bright and spacious lounge with open plan kitchen and dining area, perfectly designed for modern living and entertaining while enjoying the stunning river outlook. Both the lounge and the double bedroom benefit from elegant Juliet balconies, allowing natural light to flood the rooms while making the most of the impressive river views. There is also a well-appointed bathroom WC with shower over the bath.



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The apartment further benefits from double glazing throughout and secure allocated parking, providing both comfort and peace of mind.

Early viewing is highly recommended to fully appreciate the setting and accommodation on offer. To arrange your viewing, please contact our team on 0191 236 2070.

The agent understands the property to be leasehold; however, this should be confirmed with a licensed legal representative.

Council Tax Band: A.

Second Floor



The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Contact Us: 0191 236 2070



www.janforsterestates.com

