



## 2 bed apartment to buy in NE1

The Close, Quayside , Newcastle upon Tyne, Tyne and Wear, NE1 3RJ

# £179,950

 x 2  x 2  x 1

Tenure

**Leasehold**

## Property features

- ✓ Excellent Investment Opportunity
- ✓ Quayside location
- ✓ Allocated parking
- ✓ Two bedrooms
- ✓ EPC Rating C

Off Street parking

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Pattinson Estate Agents are delighted to welcome to market For Sale this exceptional two bedroom corner apartment, perfectly situated in one of Newcastle's most prestigious developments. Offering breathtaking views of the iconic Quayside and River Tyne, this property combines high-end finishes with a vibrant location to deliver the ultimate urban living experience.

Briefly, the property comprises an entrance Hall, open plan lounge/kitchen, master bedroom with en-suite, second bedroom and family bathroom.

Perfectly located, you'll find yourself moments away from the city's best restaurants, bars, and cultural landmarks, while excellent transport links provide easy access to surrounding areas.

This property is an amazing investment opportunity with a rental income of £1300pcm and is currently rented out.

For more information please contact our West Road Branch

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £2,120.00

Price: Offers In Excess Of £179,950

Property Type: Apartment

Parking: Off Street, Private

Heating: Gas

## External Front



## Lounge

6.113m x 4.497m (20'0" x 14'9")



## Kitchen

6.113m x 4.497m (20'0" x 14'9")



## Bedroom One

3.676m x 2.836m (12'0" x 9'3")



## En-Suite

2.326m x 1.489m (7'7" x 4'10")



## Bedroom Two

4.293m x 2.378m (14'1" x 7'9")



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## Bathroom

2.273m x 1.693m (7'5" x 5'6")





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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