



## 1 bed apartment to buy in NE6

Rowes Mews, St Peters Basin, Newcastle upon Tyne, Tyne and Wear, NE6 1TX

# £125,000

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ One Bedroom
- ✓ First Floor Apartment
- ✓ Close to Local Amenities and Transport Links
- ✓ Double glazed and Electric Heating
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Appealing to a variety of buyers is this immaculately presented first floor flat situated within this sought after development within St Peters Basin.

The property has been upgraded by the present owners and the accommodation comprises; entrance area with stairs leading to the first floor landing, a good size lounge which incorporates a dining area, modern kitchen with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel one and a half sink, tiled splashback, space for appliances, plumbed for washing machine and UPVC double glazed window. Bedroom and a modern shower room/WC.

Externally there is a parking bay to the front of the property. The property benefits from double glazing and electric heating.

The property is ideally located within walking distance to the popular Quayside which has been redeveloped to provide a modern environment and is known for its bars, restaurants, modern arts, music and culture. There are good road and public transport links to Newcastle City Centre, The Coast and South Tyneside.

Leasehold 150 years from 1st November 1989 should you proceed with this purchase these details must be verified by your solicitor

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g26dc3>

Please call our Heaton office for more information or to book your viewing.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 113

Annual Ground Rent Amount: £350.00

Ground Rent Review Period: yearly

Price: £125,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External



## Entrance Hall

With stairs to the first floor landing.

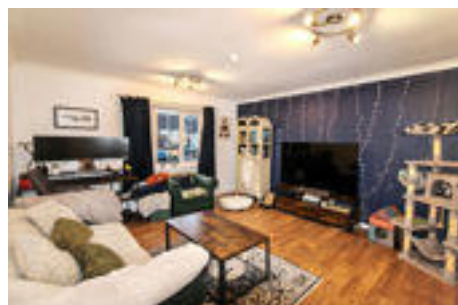
## First Floor Landing

With doors off to the lounge, bedroom and shower room/WC.

## Lounge

4.67m x 4.18m (15'3" x 13'8")

UPVC double glazed window to the front and electric heater.



## Kitchen

3.04m x 2.79m (9'11" x 9'1")

With a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel one and a half sink, tiled splashback, space for appliances, plumbed for washing machine and UPVC double glazed window.



## Bedroom

3.28m x 2.79m (10'9" x 9'1")

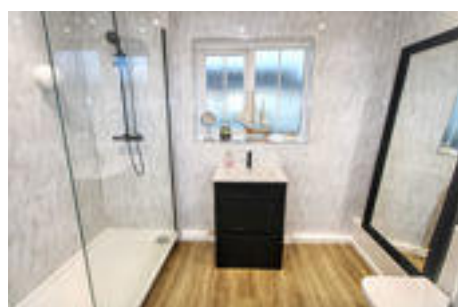
UPVC double glazed window to the rear, fitted wardrobe and electric panel heater.



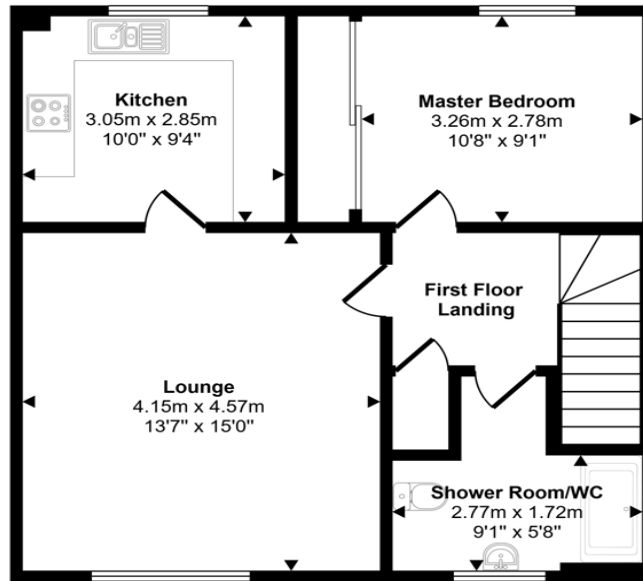
## Shower Room/WC

2.75m x 2.80m (9'0" x 9'2")

Modern three piece shower room/WC comprising; walk in shower cubicle with glass screen, hand wash basin in vanity, low level WC, UPVC double glazed window and heated towel rail.



Approx Gross Internal Area  
54 sq m / 585 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | 75        |
| (55-68) <b>D</b>                                   | 65                         |           |
| (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<br>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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