



## 1 bed apartment to buy in NE1

City Road, Newcastle upon Tyne, Tyne and Wear, NE1 2BN

**£95,000**

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ One Bedroom Apartment
- ✓ Third Floor Apartment
- ✓ Allocated Parking Bay
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

## Key Information

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

## Description

Appealing to a wide variety of buyers third floor apartment situated within this sought after modern development.

Comprising; secure communal entrance via door intercom, entrance hallway with built in storage cupboard and utility cupboard, a good size open plan living space which incorporates a lounge area, dining area, modern kitchen with good range of wall and base units, complimenting work surfaces, built in induction hob and oven, integrated fridge freezer, integrated dishwasher and stainless steel sink with mixer tap. Bedroom with walk in wardrobe and bathroom/W.C.

The property benefits from double glazing, electric heating and allocated parking space.

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.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2a631>

Please contact the Heaton Branch for further information and viewings.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 103

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £2,065.00

Price: £95,000

Property Type: Apartment

Parking: Allocated, Underground

Construction materials: Brick and block

Roofing type: Flat

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, FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External



## Entrance Hall

With doors off to all rooms, utility cupboard and storage cupboard.

## Living Area

*6.81m x 3.33m (22'4" x 10'11")*

Large open plan living/dining/kitchen with a good range of wall and base units, complimenting work surfaces, built in induction hob and oven, integrated fridge freezer, integrated dishwasher, stainless steel sink with mixer tap, space for soft furnishings, space for dining table, double glazed door leading to the balcony and electric panel heater.



## Bedroom

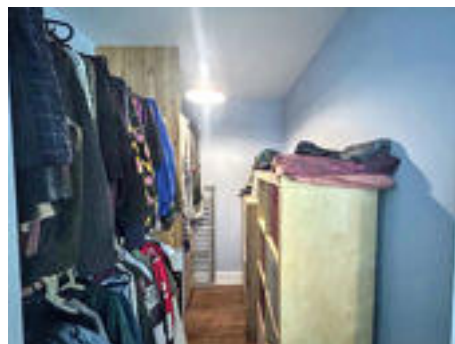
*3.48m x 2.43m (11'5" x 7'11")*

Double glazed window to the front, walk in wardrobe and electric panel heater.



## Walk in wardrobe

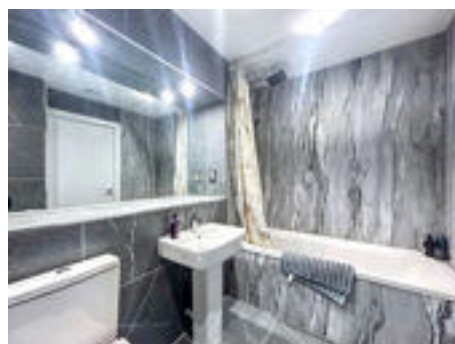
Good sized storage area currently being used as a walk in wardrobe.



## Bathroom/WC

*2.47m x 1.71m (8'1" x 5'7")*

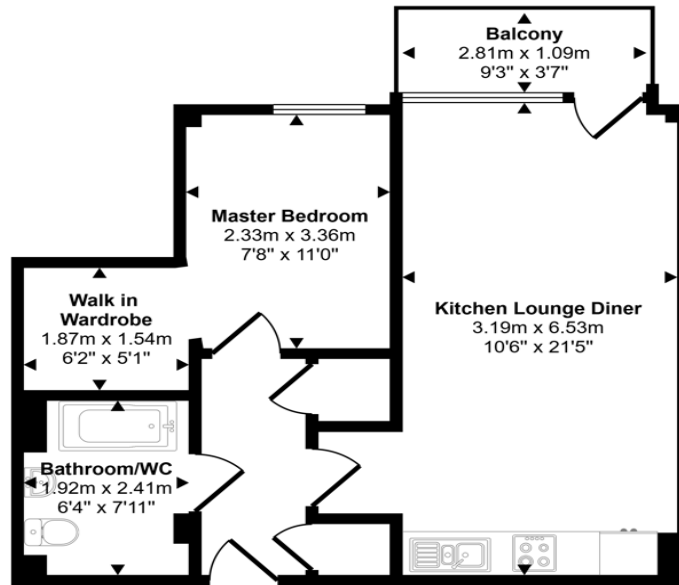
White three piece bathroom suite comprising; bath with shower over, hand wash basin, low level WC, tiled walls, tiled flooring and heated towel rail.



## Balcony



Approx Gross Internal Area  
45 sq m / 483 sq ft



Floorplan

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>		84
(69-80) <b>C</b>	76	
(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	

City Road, Newcastle upon Tyne, Tyne and Wear, NE1 2BN

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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