



The Bar

St James Gate, Newcastle

- Apartment on 3rd floor of purpose built apartment with private balcony
- Two bedrooms
- En-suite shower room and family bathroom
- Sold as seen with no chain
- Leasehold
- Council tax band C/ EPC rating C



£ 125,000

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The Bar

St James Gate, Newcastle upon Tyne NE1 4BA

This delightful 2-bedroom flat situated on 3rd floor within this purpose built development is available with no upper chain. The development has a security entry system and a lift to all floors.

The property is neutrally decorated which gives it a fresh and modern feel. The flat boasts an open-plan reception room with French doors leading onto a private balcony, providing a beautiful view of the surrounding area. The kitchen comes with integrated appliances. There are two bedrooms, the main one being a generous double with an en-suite. The en-suite is a modern shower room, offering a luxurious space to unwind. There is a further bathroom/w.c with modern suite.

Situated in a prime location with proximity to public transport links and local amenities, this flat offers an easy commute. It's just a stone's throw away from Newcastle Central station, making travel to and from work effortless. This property is perfect for those who value a combination of comfort, convenience, and modern living.

With its unique features and ideal location, this flat is a fantastic opportunity for the discerning buyer. It is ready to become a comfortable home for its new owners. Viewing is highly recommended to fully appreciate the potential of this beautiful property.

The property is to be sold as seen and will remain on the market until exchange of contracts.

COMMUNAL ENTRANCE

Security intercom entry system, doors to lift and stairs

ENTRANCE HALL

Entrance door, security entry phone, built in cupboard, airing cupboard, housing hot water cylinder.

LOUNGE/KITCHEN 21'7 max x 11'5 max (6.58m x 3.48m)

Lounge area – Double glazed French doors at the front onto balcony, television point, and electric radiator.

Kitchen area – Fitted with a range or wall and base units, 1 ½ bowl sink unit, built in double oven, built in electric hob, extractor hood, space for auto washer, breakfast bar, integrated fridge/freezer, dishwasher, laminate flooring.

BEDROOM 1 – 16'0 x 8'4 max (4.88m x 2.54m max)

Double glazed window to the front, laminate flooring, and electric wall heater.

EN SUITE SHOWER ROOM/W.C

White 3 piece suite comprising; pedestal wash hand basin, step in shower cubicle with mains fed shower, low level w.c.

BEDROOM 2 – 11'5 x 6'1 (3.48m x 1.85m)

Double glazed window to the front, laminate flooring, and electric wall heater.

BATHROOM/W.C

White 3 piece suite comprising; panelled bath, pedestal wash hand basin, low level w.c, and electric wall heater.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS ELECTRIC

Broadband: FIBRE AVAILABLE (NOT CURRENTLY INSTALLED)

Mobile Signal Coverage Blackspot: NO

Parking: NO PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

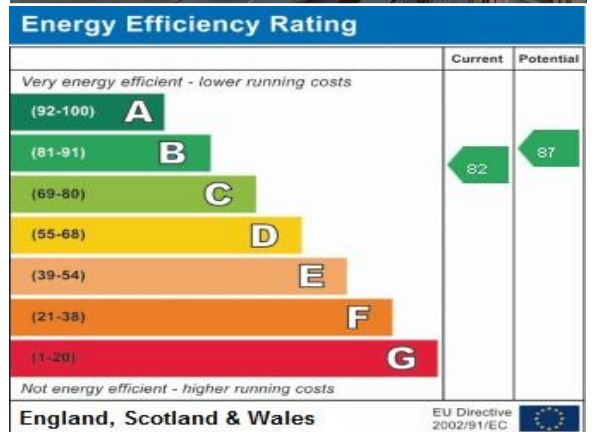
TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

COUNCIL TAX BAND: C

EPC RATING: C

JR00004208.MJ.KC.19/04/24.V.2



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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