



St Anns Quay

Quayside, Newcastle upon Tyne

- Two bedroom Apartment located on the 5th Floor
- Superb views over the river and the Tyne Bridge
- Family bathroom and Ensuite
- Three balconies
- Leasehold - 999 years (less 10 days) from 22 December 1999
- Epc rating C
- Council tax band E



Offers over £ 350,000

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St Anns Quay

Quayside, Newcastle upon Tyne

We are delighted to present this exquisite two-bedroom flat for sale, prominently situated on the illustrious 5th floor, offering superb views over the river and the iconic Tyne Bridge. This property is a unique find in the heart of the city and will serve as an ideal purchase for couples or a savvy investment opportunity. The flat boasts an open-plan reception room which serves as a lounge/diner/ kitchen, complete with two balconies that provide impressive views and an abundance of natural light. This generously proportioned area is the heart of the home, perfect for entertaining or unwinding in your own personal oasis. The kitchen is a modern marvel, bathed in natural light, complete with a breakfast bar - an ideal spot to start your day with a morning coffee or casual dining. The property features two double bedrooms. Bedroom one is a master suite, complete with an en-suite shower room and its own private balcony - a perfect retreat for the end of the day. Bedroom two is also a spacious double room, providing ample space for rest and relaxation. The location is second to none. Surrounded by public transport links, walking and cycling routes, everything you need is right at your doorstep. Plus, with the added benefit of three balconies, you can make the most of the city's panoramic views right from the comfort of your own home. This property presents a unique blend of location, style, and convenience. A viewing is highly recommended to truly appreciate the features this property has to offer.

NB: EWS1 form states property is currently B2 rating - works are currently taking place regarding external cladding and replacement balconies. If lending source is required, please seek advice from lender prior to viewing/offering.

COMMUNAL ENTRANCE

Security door, stairs and lift to all floors.

ENTRANCE HALL

Entrance door, laminate flooring, airing cupboard housing hot water cylinder and space for washing machine, electric radiator, security video entry phone.

LOUNGE/KITCHEN 19'3 (5.87m) max x 26'4 (8.03m) max

Lounge area: Two double glazed windows, two double glazed doors leading onto balconies, one balcony facing east and one facing south, laminate flooring, electric wall heaters, television point.

Kitchen area: Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, breakfast bar, space for fridge/freezer, integrated dishwasher, double glazed window to the side.

BEDROOM 1 - 14'0 (4.26m) max x 14'1 (4.28m) max

Double glazed door onto balcony with south facing aspect, electric radiator.

EN SUITE SHOWER ROOM

White 3 piece suite comprising; wash hand basin, step in shower cubicle with mains fed shower over and glass screen, low level wc, shaver point, heated towel rail, integrated vanity cupboard.

BEDROOM 2 - 10'0 (3.05m) x 9'3 (2.81m)

Double glazed window to the side, television point, electric radiator, and electric wall heater.

BATHROOM/WC

White 3 piece suite comprising; panelled bath with mains fed shower over, wash hand basin, low level wc, integrated vanity cupboard, heated towel rail.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING BAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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.

Length of Lease: 999 years (less 10 days) from 22 December 1999

Service charge - £2750 paid 6 monthly

Ground rent - £125 paid 6 monthly

COUNCIL TAX BAND: E

EPC RATING: C

JR00004361.MJ.KC.24/10/24.V.1



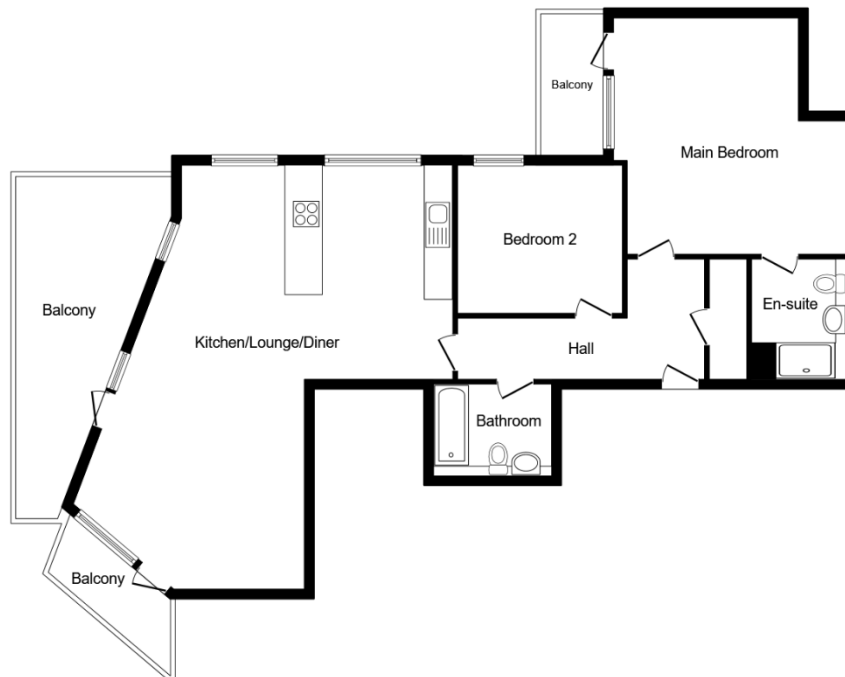
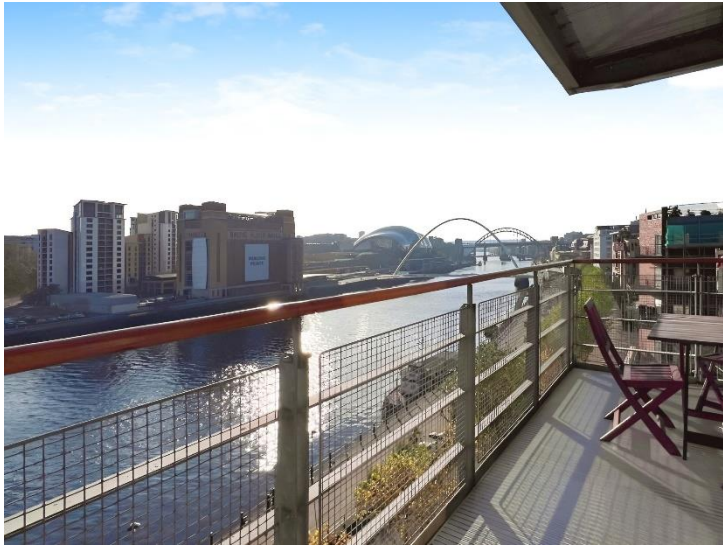
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

16 Branches across the North-East





Floor Plan

Floor area 104.2 m² (1,122 sq.ft.)

67 St Anns Quay

TOTAL: 104.2 m² (1,122 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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