

Asking price of £225,000

Mariners Wharf, Quayside, NE1



- First floor flat
- Driveway parking
- Double glazing
- Balcony with amazing views
- Small single garage/storage space
- Fantastic location
- Southerly aspect to front
- Economy electric heating
- Excellent natural light

*** ZERO STAMP DUTY ON THIS PROPERTY FOR FIRST TIME BUYERS ****

*** Aerial video tour *** Just click the tour button.

Located on Newcastle's world-famous quayside, this two bedroomed first floor flat offers outstanding river views from the living room, main bedroom and balcony. The property is within immediate reach of the many eateries and leisure venues along the Quayside and also in the nearby Ouseburn Valley with legendary venues such as The Tyne and Free Trade pubs within walking distance. The flat has double glazing,

electric economy heating and offers a great lifestyle in an iconic setting with river views that never fail to please in all seasons. One driveway parking space, and a small single space within a garage of four units. Council tax band D, energy rating C. Please see agent's notes for maintenance costs. No ground rent.

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Living room

4.57m x 3.90m (14'12" x 12'10")

With night storage heater and outstanding river views. Door to balcony. Amazing views.

Bedroom one (front)

4.32m x 3.88m (14'2" x 12'9")

With convector heater. Round window and great views. Fitted robes.

Bedroom two (rear)

10'2" x 9'4" (3.10m x 2.84m)

With electric heater.

Bathroom

White bath with shower over, wash basin and w.c.

Kitchen

With a recently fitted range of Ikea units to include electric hob and oven with grill. Plumbed for washer.

Externally

A wonderful south facing balcony to the front One driveway parking space to the rear. One small garage space within a four car garage unit.

Utilities

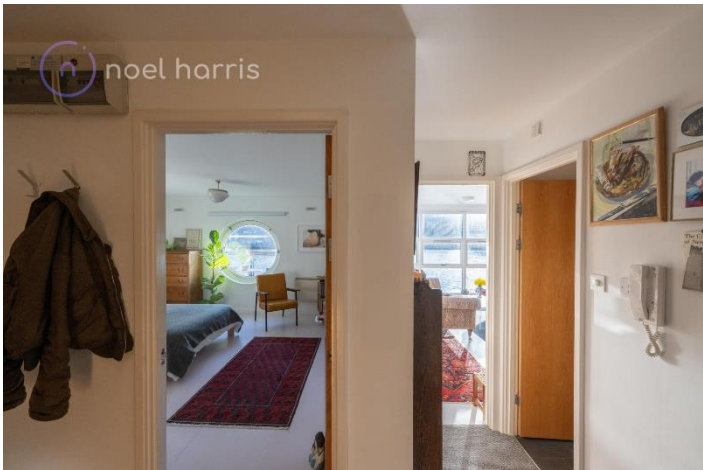
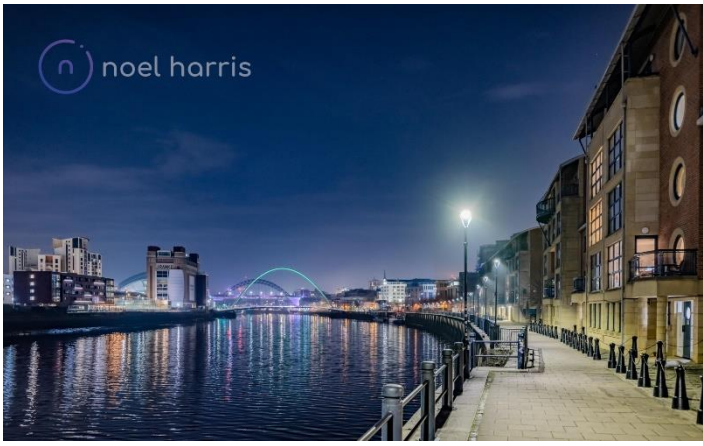
Electricity, mains water, drainage and high speed broadband are all connected.

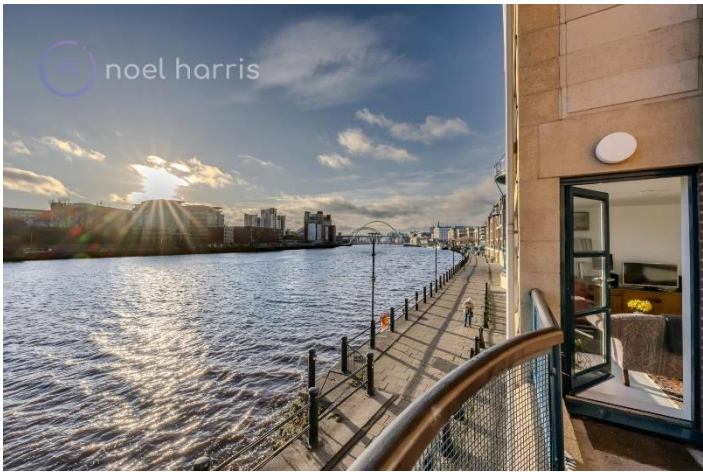
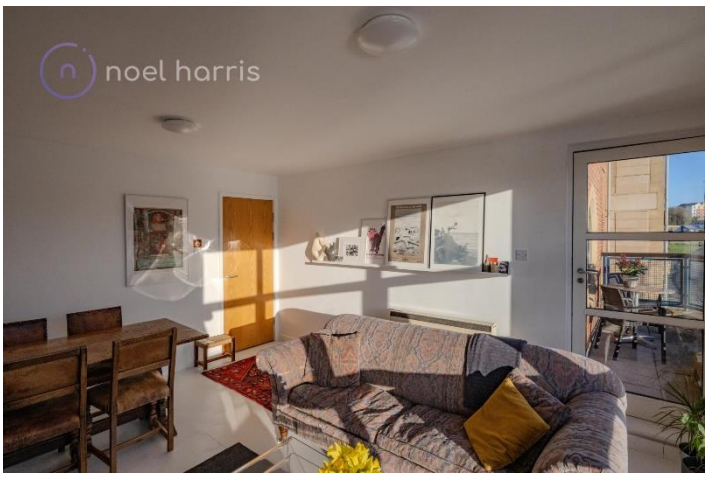
Lease, maintenance charge and ground rent

Leasehold : 971 years. Managed by Brannens, the monthly maintenance charge is currently £149.47. This includes building insurance, cleaning and maintenance of communal areas. This figure is not fixed and can vary, your solicitor must confirm this and any queries prior to exchange of contracts. There is no ground rent payable.

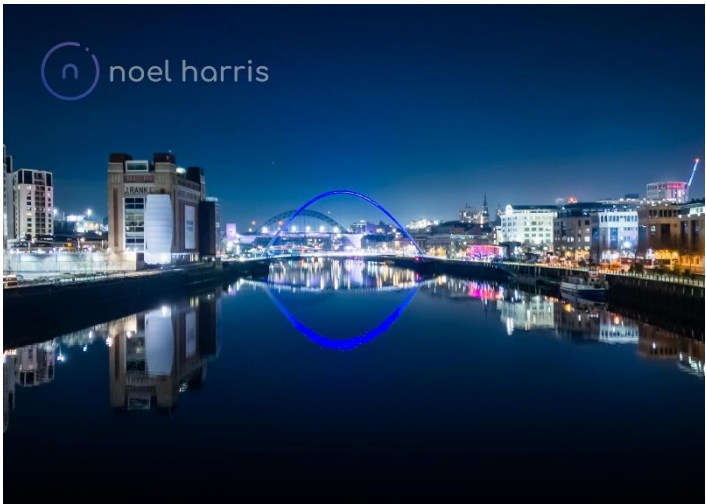
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

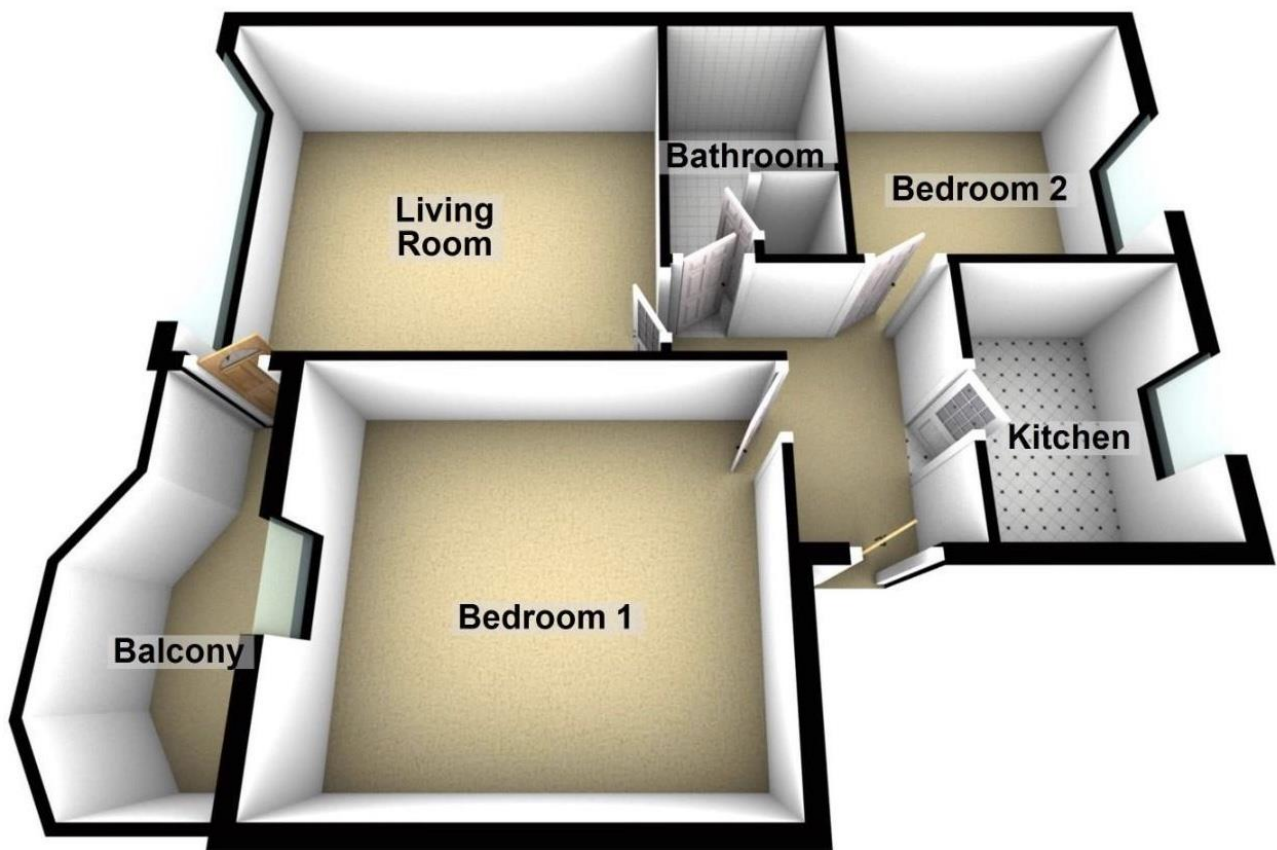












Please be advised the floorplans are not drawn to scale and are to be used to give an ideal of the layout of the property.
Plan produced using PlanUp.

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks,Benton Park Road,South Gosforth,Newcastle upon Tyne,Tyne and Wear,NE7 7LX T: 01914862029 E: noel@noelharris.co.uk W: www.noelharris.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER NOEL HARRIS HOME SALES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.