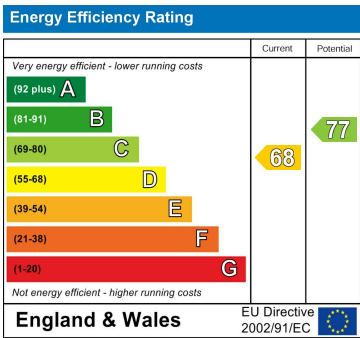




Percy Gardens, Tynemouth



Important Information
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £395,000

Description

BEAUTIFULLY POSITIONED OVERLOOKING LONGSANDS BEACH IN TYNEMOUTH IS THIS IMMACULATELY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT

Brannen & Partners are delighted to offer to the market this spacious two bedroom first floor apartment which is ideally situated in the heart of Tynemouth. Boasting generous sized accommodation, modern interiors and superb sea views over Long Sands Beach and towards Cullercoats Bay.

Briefly comprising: Secure communal entrance with stairs to the first floor. The welcoming private hallway offers access to all rooms and benefits from fitted storage as well as under floor heating which flows through to the kitchen and shower room. The lounge/diner is a bright and airy room with high ceilings and a large window offering stunning open views over Long Sands Beach and towards Cullercoats Bay. The well equipped kitchen has a modern range of fitted wall and base units with Corian worktops. Integrated appliances include an induction hob, Siemens oven and microwave, dishwasher, fridge/freezer and washing machine. A walk in pantry provides additional storage. The double bedroom to the front benefits from wonderful sea views as well as having a walk in wardrobe. The second double bedroom is generously proportioned with fitted wardrobes and has access to the loft space via a drop down ladder, this space is carpeted and provides plenty of storage. The stylish shower room has under floor heating and comprises a walk in shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a shared yard.

Ideally located close to the village centre and directly opposite the award winning Long Sands Beach which offers an idyllic location for surfing and other outdoor activities. Tynemouth has excellent links to Newcastle city centre including the Metro station close by. The village has a great choice of shops, restaurants and is host to a weekend market.

Secure Communal Entrance

Private Hallway

Lounge/Diner
15'7" x 14'7"

Kitchen
13'4" x 8'3"

Bedroom One
14'7" x 8'2"

Bedroom Two
18'3" x 9'1"

Shower Room
8'4" x 6'8"

Externally

To the rear is a shared yard

Tenure

Leasehold

