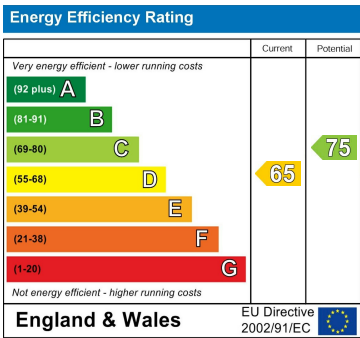




Percy Park, Tynemouth



**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 £230,000

Description

ATTRACTIVE ONE BEDROOM GROUND FLOOR FLAT  
SITUATED CENTRALLY WITHIN TYNEMOUTH ONLY  
MINUTED FROM THE SEAFRONT - OFFERED WITH NO  
UPPER CHAIN

Boasting some wonderful period features is this spacious one bedroom ground floor flat, conveniently located close to local shops, restaurants and seafront in Tynemouth. Benefitting from open plan living, period features including high ceilings, decorative coving, ceiling rose and views towards the sea.

Briefly comprising: Secure communal entrance to a private hallway. To the front is an impressive lounge/diner featuring beautiful high ceilings, decorative coving, ceiling rose, fireplace and large bay window offering views towards the seafront and over the green to the front. An opening leads to the kitchen, fitted wall and base units provide storage with an integrated electric hob, oven and extractor fan. To the rear of the property is a double bedroom and modern shower room comprising a step in shower, W.C. and hand basin.

Within the building is a laundry room on the first floor providing washing facilities.

Externally to the rear is a shared yard offering a pleasant seating area.

Ideally located close to the village centre and a stone's throw from 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  
17'3" x 16'6"

Kitchen  
9'6" x 6'3"

Bedroom  
11'4" x 7'2"

Shower Room  
6'11" x 6'5"

Externally  
To the rear is a shared yard offering a pleasant seating area.

Tenure  
Leasehold

