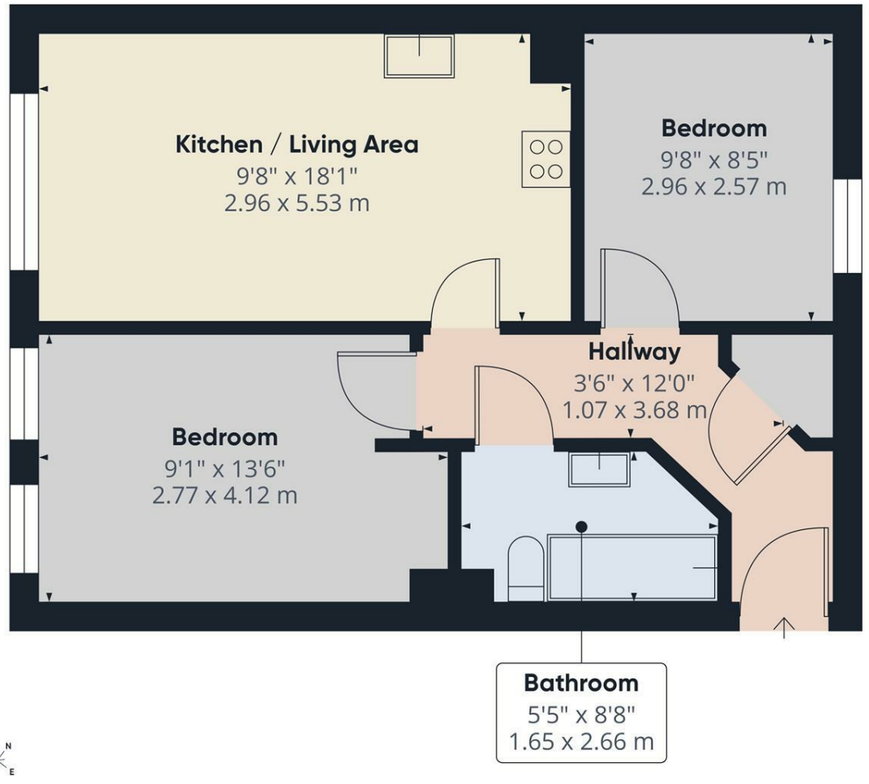
Brannen&Partners

www.brannen-partners.co.uk

Verano Apartments, Whitley Bay





Approximate total area(1)

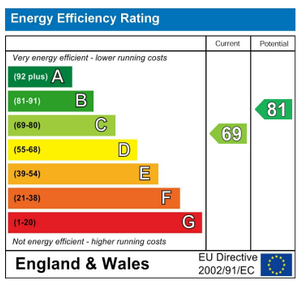
496 ft²

46 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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.

Offers Over £145,950

Description

WELL PRESENTED AND PROPRTIONED TWO BEDROOM GROUND FLOOR APARTMENT IDEALLY SITUATED WITHIN WALKING DISTANCE OF WHITLEY BAY SEAFRONT AND TOWN CENTRE - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this well proportioned two bedroom ground floor apartment, perfectly placed within the heart of Whitley Bay. Boasting well presented interiors, the apartment benefits from an open plan kitchen/living area, brand new contemporary bathroom and two double bedrooms. Due to its ideal situation, Whitley Bay seafront is within a minute's walk, as is the town centre offering access to other local towns and Newcastle City centre via the Metro.

Briefly comprising: The secure communal entrance provides access to all apartments within the development, whilst housing individual letterboxes.

Once inside the apartment, the private hallway connects to all rooms, incorporating an integral airing cupboard. To the front of the home, the open plan kitchen/living area presents a modern design and is naturally light due to the dual aspect windows, which has been newly replaced with acoustic glass for noise reduction. A feature fireplace creates a warm feel to the living space, whilst the breakfast bar separating the two areas accommodates dining.

To the kitchen itself, integral appliances include an oven, hob, extractor hood, under counter fridge, freezer, washing machine.

Both bedrooms are double in size and sit to both the front and rear of the apartment, accessible via the hallway.

Finalising the home, the contemporary bathroom has been newly fitted presenting a sleek design, furnished with a WC, P shaped bath with shower overhead, heated towel rail and vanity wash basin with storage beneath.

This property is ideally located close to local shops, cafes and restaurants in Whitley Bay town centre. This property also benefits from being within the catchment area for some of Whitley Bay's most sought-after schools. The local transport links are easily accessible, with Whitley Bay Metro station within walking distance, as well as access to major road links into Newcastle City centre and other coastal towns nearby.

Communal Entrance

Private Hallway
3'6" x 12'0"

Kitchen/Living Area
9'8" x 18'1"

Bedroom One
9'1" x 13'6"

Bedroom Two
9'8" x 8'5"

Tenure
Leasehold - 976 years remaining









