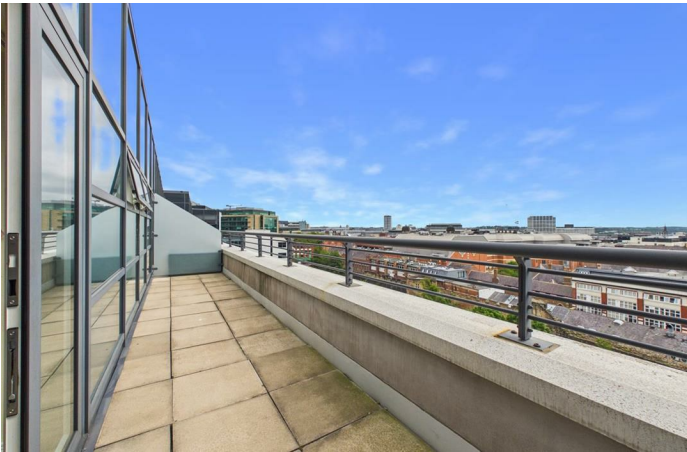
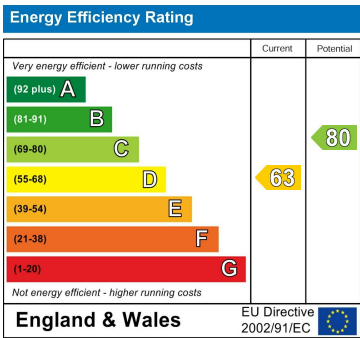




Bath Lane, Newcastle Upon Tyne



**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 £215,000



Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS SPACIOUS TWO BEDROOM PENTHOUSE APARTMENT WITH BALCONY SITUATED WITHIN THIS MODERN BLOCK LOCATED CENTRALLY WITHIN NEWCASTLE OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this modern two bedroom, two bathroom, penthouse apartment, perfectly located centrally within Newcastle City centre. Boasting open plan living, two bedrooms, en-suite shower room, secure allocated parking, use of a lift and a private balcony offering fantastic city views.

Briefly comprising: Secure communal entrance with stairs and a lift to access the top floor. The inviting private hallway leads to all rooms and benefits from built in storage.

The open plan lounge/kitchen/diner provides a sociable space, perfect for entertaining. Double doors from the lounge area open out to a superb balcony, offering a spacious seating area whilst benefitting from fantastic views over the city. The kitchen is well equipped with modern wall and base units, integrated appliances include an electric hob, oven, extractor fan, washing machine, dishwasher and fridge/freezer.

There are two bedrooms, both have fitted wardrobes and are filled with natural light with views towards the city. The primary double bedroom benefits from an en-suite shower room.

The main bathroom comprises a bath with shower over, hand basin, W.C. and heated towel rail.

Externally, this property benefits from a private balcony providing a pleasant seating area and offering wonderful open views over the City. The development is accessed via a secure gated system which leads to the private car park, where there is an allocated parking bay for the property.

Ideally located in the heart of Newcastle City Centre, Citygate is a popular residential development, offering ease of access to a variety of local amenities, shops, cafes and bars. There are also excellent local transport links such as St James Metro station, bus and road links, all within walking distance.

Secure Communal Entrance

Private Hallway  
11'2" x 3'8"

Lounge/Diner  
22'1" x 11'1"

Kitchen/Breakfast  
17'3" x 10'2"

Bedroom One  
13'10" x 9'0"

En-suite  
7'0" x 5'2"

Bedroom Two  
9'8" x 7'9"

Bathroom  
7'0" x 5'9"

Balcony  
28'8" x 5'6"

**Externally**  
Externally, this property benefits from a private balcony providing a pleasant seating area and offering wonderful open views over the City. The development is accessed via a secure gated system which leads to the private car park, where there is an allocated parking bay for the property.

**Tenure**  
Leasehold - 101 years remaining.

