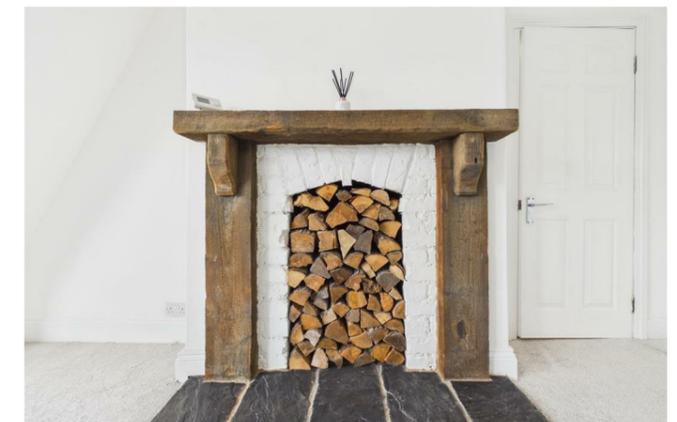




Percy Street, Tynemouth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	50
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 £275,000

Description

NEWLY REFURBISHED TWO BEDROOM SECOND FLOOR FLAT IDEALLY SITUATED WITHIN THE HEART OF TYNEMOUTH WITH SEA VIEWS - AVAILABLE WITH NO UPPER CHAIN

Brannen and Partners are delighted to welcome to the market this two bedroom second floor flat, primely positioned within the heart of Tynemouth. Newly refurbished throughout, the well proportioned home benefits from two double bedrooms, a brand new kitchen, ample living space and two contemporary bathrooms.

Briefly comprising: Secure communal entrance leads to the two flats within the building.

Beyond the entrance, the private reception hallway connects to all principal rooms of the property. Initially, the ample living space is positioned to the front of the home. Boasting a bay window with sea views, feature fireplace with wood surround and newly fitted carpet, the space also benefits from full redecoration.

The brand new kitchen sits adjacent. Sleekly designed, the space is equipped with matte stone cabinetry, framed with slate effect worktops and black fixtures. Integral appliances include an electric hob, oven, extractor hood, dishwasher, fridge freezer and washing machine.

Towards the end of the hallway is access to the two double bedrooms, both benefitting from full redecoration and newly fitted carpets. The primary bedroom boasts a bay window with sea views and en suite shower room, equipped with a handheld shower, WC, heated towel rail and vanity wash basin with storage under.

The main bathroom presents a similar contemporary monochrome design to the en suite, offering bath with rainfall shower over, heated towel rail, WC and vanity wash basin with storage under.

Located in the heart of the village and just a stone's throw from the award-winning Longsands Beach, offering an idyllic setting for surfing and outdoor activities. Tynemouth benefits from excellent transport links to Newcastle city centre, including a nearby Metro station. The village offers a wide selection of shops and restaurants and hosts a popular weekend market.

Communal Entrance

Private Hallway

13'10" x 2'9"

Living Room

13'5" x 16'8"

Kitchen

7'4" x 8'6"

Bedroom One

12'1" x 9'4"

En Suite

5'10" x 11'3"

Bedroom Two

12'4" x 8'2"

Bathroom

9'8" x 6'9"

Tenure

Leasehold - 100 years remaining

