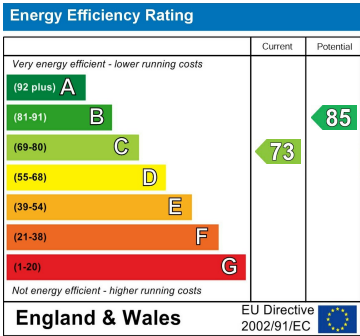




Citygate, Newcastle Upon Tyne



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.

Offers Over £160,000

Description

WELL SIZED TWO BEDROOM FOURTH FLOOR APARTMENT
POSITIONED WITHIN THE HEART OF NEWCASTLE CITY CENTRE -
AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well sized two bedroom apartment, situated upon the fourth floor of the popular Citygate development. Positioned within the heart of the city centre, the spacious accommodation presents two double bedrooms with fitted storage, open plan kitchen/living area with Juliette balcony offering open aspect views, main bathroom and en suite shower room. Secured within a residential development, the property also incorporates gated parking with an allocated bay.

Briefly comprising: Communal entrance directly from the car park with fob access and lift to all floors. Situated upon the fourth floor, the apartment itself has a private entrance hallway connecting to all rooms, in addition to housing integral storage and intercom entry system.

To the right, the open plan kitchen/living area sits offering a Juliette balcony to enjoy open aspect views of Newcastle City Centre. The kitchen itself benefits from several fitted wall, base and drawer units, whilst integral appliances include: eye level oven, floating extractor hood, electric hob, fridge/freezer and washing machine. A convenient breakfast bar provides dining space.

Back to the hallway, both double bedrooms and the main bathroom can be accessed. With both bedrooms housing fitted wardrobes, the principal bedroom houses an en suite shower room complete with walk in shower, WC and wall mounted wash basin. Completing the home, the main bathroom features a bath with shower overhead, wall mounted wash basin and WC.

Externally, the development is accessed via a secure gated system which leads to the private car park, housing an allocated 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.

Communal Entrance

Hallway
9'3" x 4'4"

Open Plan Kitchen/Living Area
23'8" x 11'2"

Bedroom One
12'1" x 10'5"

En Suite
6'5" x 4'10"

Bedroom Two
12'11" x 10'11"

Bathroom
5'6" x 7'10"

Gated Car Park

Tenure

Leasehold - 101 years remaining

