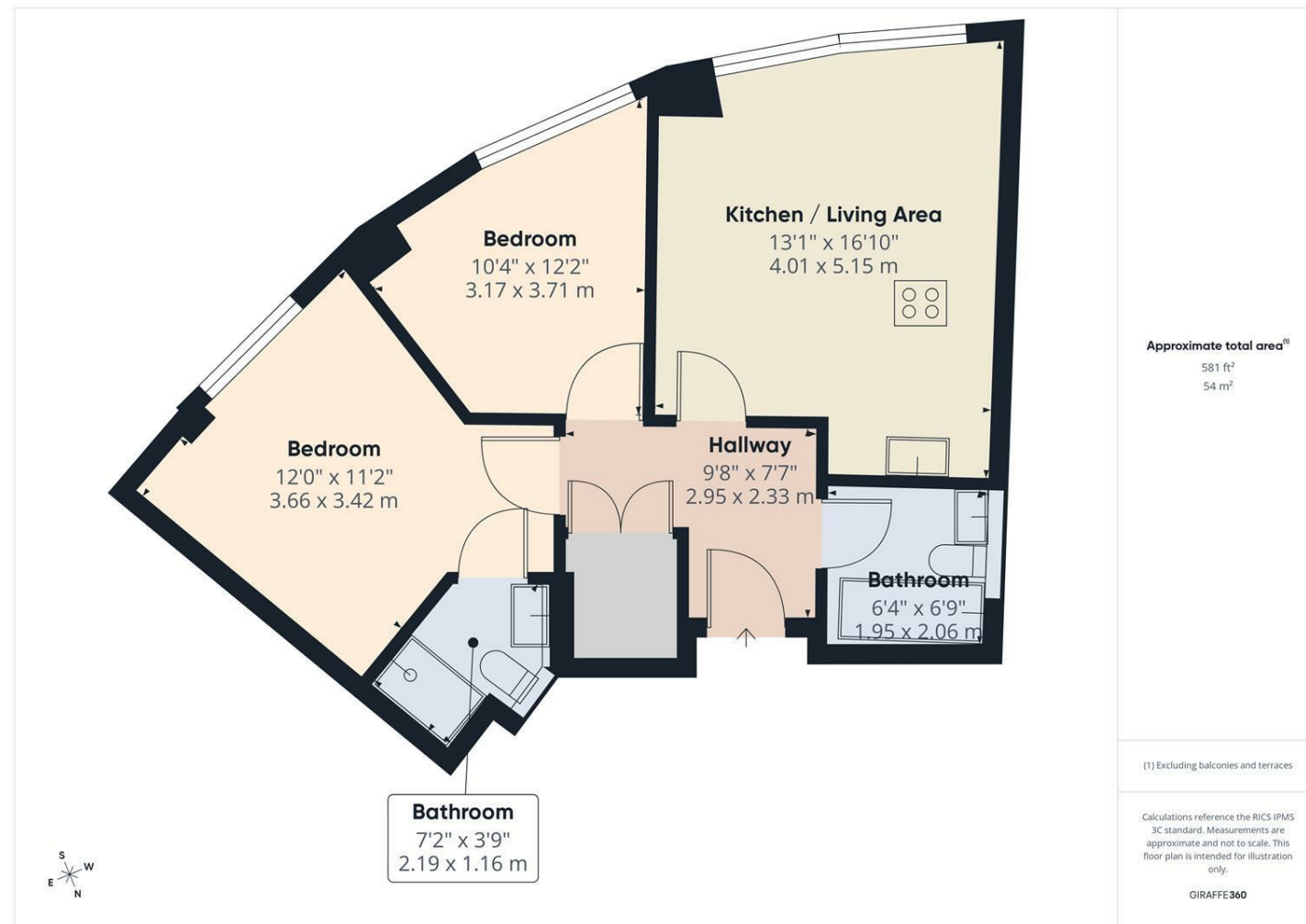




## Citygate, Newcastle Upon Tyne



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 £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, open plan kitchen/living area, 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 on 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 front of the apartment, the open plan kitchen/living area sits offering two large windows flooding the space with natural light. The kitchen itself benefits from several fitted wall, base and drawer units, whilst integral appliances include: oven, floating extractor hood, electric hob, dishwasher, under counter fridge and freezer, finished with space for a washing machine. A convenient breakfast bar provides dining space.

Back to the hallway, both double bedrooms and the main bathroom can be accessed. Housing fitted wardrobes, the principal bedroom incorporates an en suite shower room complete with walk in shower, WC, heated towel rail and wall mounted wash basin. The main bathroom features a bath with shower overhead, wall mounted wash basin, heated towel rail and WC.

Externally, the development is accessed via a secure gated system which leads to the private car park, where there is 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

Private Hallway  
9'8" x 7'7"

Open Plan Living/Kitchen Area  
13'1" x 16'10"

Bedroom One  
12'0" x 11'2"

En Suite  
7'2" x 3'9"

Bedroom Two  
10'4" x 12'2"

Bathroom  
6'4" x 6'9"

Private Underground Car Park

Tenure

Leasehold - 99 years remaining

