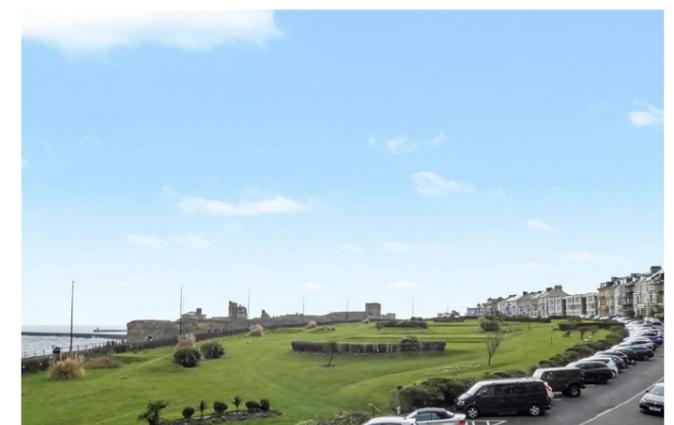




## Percy Gardens, Tynemouth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(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 £330,000

## Description

STUNNING ONE BEDROOM FIRST FLOOR APARTMENT WITH SEA VIEWS SITUATED ON THE PRESTIGIOUS GATED PERCY GARDENS IN TYNEMOUTH OFFERED WITH NO UPPER CHAIN

We are delighted to welcome to the market this wonderfully spacious one bedroom apartment, perfectly positioned within the highly sought after area of Percy Gardens. Boasting many period features, high end finish and fantastic views towards the seafront and over the communal gardens. Must be seen to appreciate!

Briefly comprising: Secure communal entrance with stairs leading to the first floor. The welcoming private hallway offers access to all rooms and built in cupboards provide plenty of storage. The impressive living room is generously proportioned, featuring high ceilings, decorative coving, picture rail, inset gas fire and large bay window offering wonderful open views towards the seafront and over the well maintained communal gardens. A door from the living room leads to the large double bedroom which also has views to the front and benefits from floor to ceiling fitted wardrobes.

The well equipped kitchen/breakfast room has a good range of fitted wall and base units with granite worktops and under floor heating. Integrated appliances include a five ring gas hob, Siemens extractor fan, oven, plate warmer, full height fridge, dishwasher and wine fridge.

To complete this home is a luxury bathroom, fully tiled with under floor heating and comprises a bath, walk in shower, hand basin within a fitted vanity unit, W.C. and heated towel rail.

Percy Gardens is a beautiful private residential street with gated access. It boasts stunning communal gardens that offer plenty of outdoor space including a tennis court as well as sitting areas that provide breath taking sea views.

The prestigious Percy Gardens is ideally located close to the village centre and a stone's throw away from the award winning Long Sands Beach which offers an idyllic location for surfing and other outdoor activities. Tynemouth has excellent links to Newcastle City centre including the Metro station close by. The village has a great choice of shops, restaurants and is host to a weekend market.

## Secure Communal Entrance

### Private Hallway

### Living Room

23'0" x 13'8"

### Kitchen/Breakfast

18'3" x 9'4"

### Bedroom

16'2" x 9'10"

### Bathroom

9'10" x 6'5"

### Externally

Percy Gardens is a beautiful private residential street with gated access. It boasts stunning communal gardens that offer plenty of outdoor space including a tennis court as well as sitting areas that provide breath taking sea views.

### Tenure

Leasehold

