



## 20 Breamish House

52 Breamish Street, Battlefield, NE1 2DD

\*\* THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO!\*\*

\*\*\* Guide Price £140 000 - £150 000 \*\*\*

A lovely spacious apartment within a stone's throw of Newcastle Quayside that will make a great 1st buy. Breamish house is a privately and purpose-built building with approximately 35 apartments, built in 1978, and is now managed by Your Homes Newcastle. It is a short walk away from the Quayside. Recently it has been redeveloped to provide art, music and culture venues including The Sage, Millennium Bridge and BALTIC, and soon to house a giant observation wheel on the quayside at Spiller's Wharf dubbed the "Whey Aye" wheel. Also within walking distance is the recently regenerated Ouseburn, which has become Newcastle's cultural quarter and one of the most vibrant creative communities in the Northeast.

Guide Price £140,000



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- 2nd Floor Apartment
- Communal Garden
- Energy Efficient
- Newcastle Quayside
- Plenty Private Parking
- Energy Rating B
- Secure Intercom Entry
- Very Spacious

## The Property Comprises

**Breamish House**

**Building Entrance**

**Hallway**

**Kitchen**

11'9" x 9'1" (3.57 x 2.78)

**Living Room**

22'2" x 11'5" (6.75 x 3.49)

**Shower Room**

7'9" x 8'2" (2.36 x 2.48)

**Bedroom 1**

10'1" x 11'7" (3.07 x 3.53)

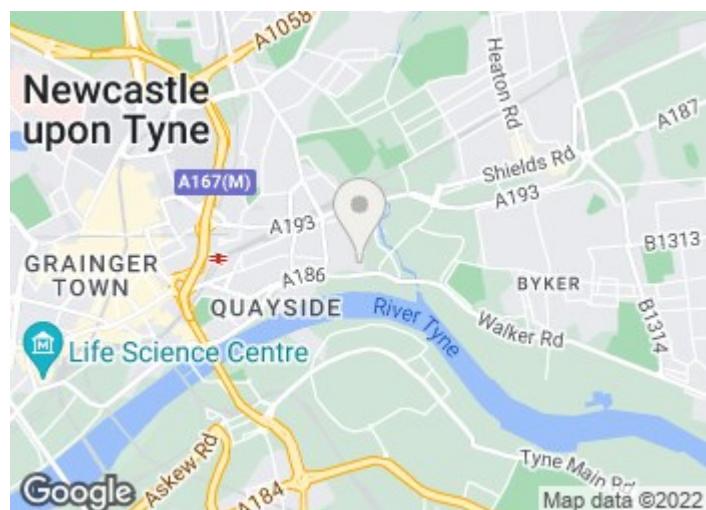
## Bedroom 2

12'5" x 11'9" (3.78 x 3.58)

## Garden

## Parking

## Leasehold Information

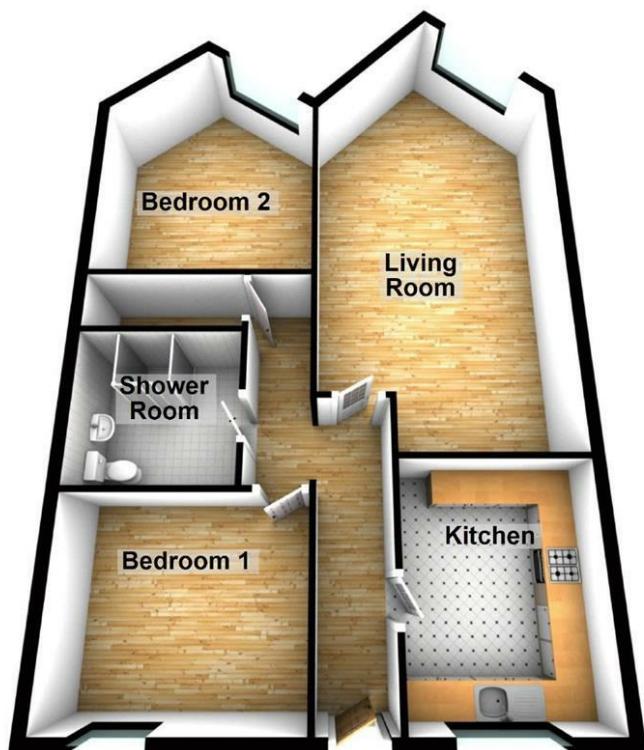


## Directions



## Floor Plan

Second Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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	