

# HUNTERS<sup>®</sup>

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## Ouseburn Wharf

St. Lawrence Road, Newcastle Upon Tyne, NE6 1BZ

£135,000



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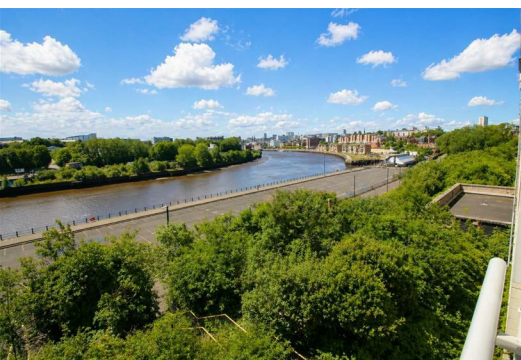
**\*\*Images are for marketing purposes and may not reflect the current condition. The property is currently tenanted.\*\***

Situated within the highly sought-after Ouseburn Wharf development, this well-presented two-bedroom apartment offers an excellent opportunity for both residential purchasers and investors alike. Positioned on an upper floor, the property benefits from impressive river views and a modern open-plan layout, ideal for contemporary city living.

The accommodation briefly comprises a spacious open-plan lounge and kitchen area, fitted with a range of wall and base units and integrated appliances, creating a bright and versatile living space with access to a private balcony. There are two well-proportioned bedrooms, both offering ample natural light, alongside a modern bathroom fitted with a three-piece suite including a shower over bath.

Externally, the development benefits from well-maintained communal areas and secure underground parking. The location provides easy access to Newcastle City Centre, the vibrant Ouseburn Valley, and excellent transport links, making it highly desirable for both owner-occupiers and tenants.

The property is currently tenanted and can be offered with a tenant in situ, presenting an immediate investment opportunity, or with vacant possession subject to agreement.



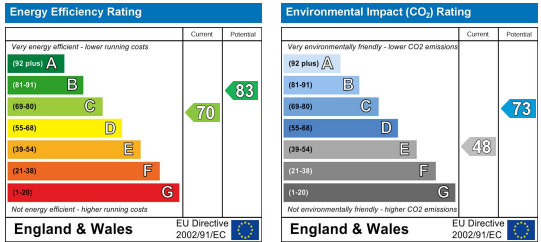
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.