



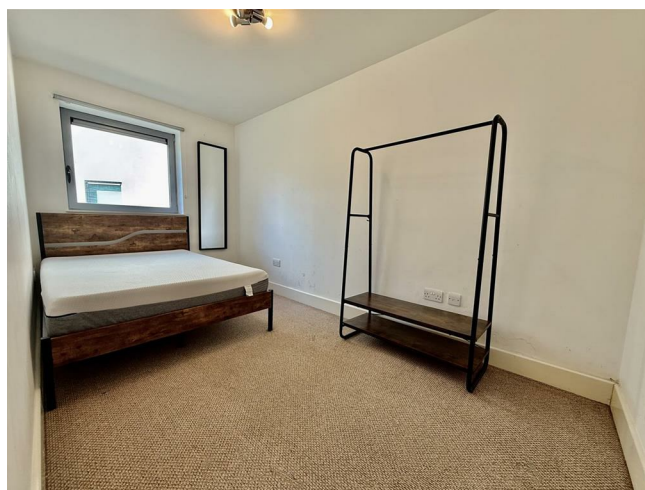
51 Lime Square City Road, Newcastle Upon Tyne, NE1 2BN

Offers Over £94,950



## Key features

- GROUND FLOOR FLAT
- ONE BEDROOM
- OPEN PLAN LOUNG/KITCHEN
- ELECTRIC HEATING
- UPVC DOUBLE GLAZING
- GATED ACCESS TO COMPLEX
- LOCATED NEAR CITY CENTRE
- CLOST LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- NO ONWARD CHAIN



## Description

City Road in the vibrant heart of Newcastle Upon Tyne, this charming ground floor apartment offers a perfect blend of modern living and convenience. Built in 2006, the property spans an inviting 420 square feet, making it an ideal choice for individuals or couples seeking a comfortable home.

Upon entering, you are welcomed into a well-proportioned reception room that provides a warm and inviting atmosphere. This space is perfect for relaxation or entertaining guests, and it seamlessly connects to a delightful balcony, allowing for a breath of fresh air and a touch of outdoor living right at your doorstep.

The apartment features a spacious bedroom, designed to be a tranquil retreat, and a well-appointed bathroom that caters to all your needs. The gated access to the property enhances security and privacy, making it a safe haven in the bustling city.

One of the standout features of this property is the absence of an onward chain, allowing for a smooth and straightforward purchasing process. Whether you are a first-time buyer or looking to downsize, this apartment presents an excellent opportunity to own a piece of Newcastle's thriving property market.

With its prime location, modern amenities, and charming features, this one-bedroom apartment on City Road is not to be missed. Embrace the urban lifestyle and make this delightful flat your new home.



## ENTRANCE HALL

9'9 x 3'7

## LOUNGE/KITCHEN

23'8 x 10'11

## BEDROOM ONE

15 x 9'10

## BATHROOM

6'8 x 5'6

## EXTERNAL

## DISCLAIMER SALES

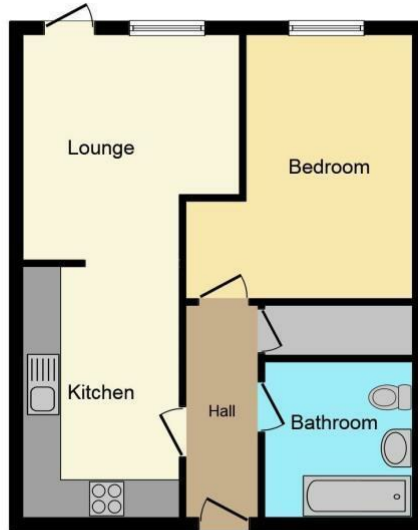
The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a







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**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
	<b>77</b>	<b>83</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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