



**Apartment 415, 11 City Quadrant,
Waterloo Square, Newcastle upon Tyne,
Tyne and Wear NE1 4DP**



PROPERTY DESCRIPTION

Urban Base are delighted to welcome to the sale market this stylishly appointed one bedroom apartment in the City Quadrant development in central Newcastle. Ideally situated in close proximity to Newcastle Central Station and close to the City Centre with its array of amenities, shops, bars and restaurants, this property is ideal as an investment property or first time purchase.

The property briefly comprises; open plan lounge / kitchen, bathroom and family bathroom.

FEATURES

- SERVICE CHARGE CIRCA £1,333 PA
- GROUND RENT CIRCA £150 PA
- LEASE - 199 YEARS FROM 2006
- Ideal Investment Property
- Fabulously Maintained Throughout
- City Centre Location
- Open Plan Apartment
- Close to all Local Amenities
- Council tax Band - B



ROOM DESCRIPTIONS



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B	82	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC 