



126 Hanover Mill, Hanover Street,
Newcastle upon Tyne NE1 3AD



PROPERTY DESCRIPTION

Urban Base are delighted to offer to the sale market this spacious two bedroom apartment located in Hannover Mill.

Located on the iconic Newcastle Quayside affording views of the River Tyne, this spacious apartment offers the ultimate in City living. In close proximity to the restaurants, bars and cafes on the Quayside and only five minutes from the City Centre, this property is not to be missed.

FEATURES

- *SPACIOUS QUAYSIDE APARTMENT
- *IDEAL INVESTMENT OPPORTUNITY
- *CLOSE TO ALL LOCAL AMENITIES
- *TWO BEDROOMS
- *BEAUTIFUL RIVER VIEWS
- *BALCONY OVERLOOKING THE TYNE
- *ALLOCATED PARKING
- *EPC RATING - B
- *SERVICE CHARGE - £1196.70 PA
- *GROUND RENT - £248.70 PA
- *LEASE - 125 YEARS FROM NOVEMBER 2006
- CURRENTLY TENANTED UNTIL NOVEMBER 2023



ROOM DESCRIPTIONS

Entrance

Living Area

4.22m x 4.17m (13' 10" x 13' 8") A lovely spacious open plan lounge area with dining table and Kitchen with integrated units. The room also offers access to the Balcony.

Bedroom One

3.59m x 2.93m (11' 9" x 9' 7") A good sized bedroom with a double glazed window overlooking the River Tyne.

Bedroom Two

4.27m x 1.98m (14' x 6' 6") A lovely bedroom with double glazed window overlooking the River Tyne.

Bathroom

A modern fitted bathroom with panelled bath, shower over, pedestal wash hand basin and low level WC.

(EPC) EEC above EIR