



## 32 Baltic Quay, Mill Road, Gateshead. NE8 3QW

Urban Base are delighted to promote the sale of this beautifully appointed quayside apartment at the prestigious Baltic Quay development. Situated on the 8th floor offering panoramic city scape views, the property is comprises: 2 Double Bedrooms, 2 Luxury Bathrooms, reception and private parking.

Currently tenanted until November 2023, this properties offers itself as an ideal investment opportunity.



**£229,500 Leasehold**

## PROPERTY DESCRIPTION

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## FEATURES

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- \*IDEAL INVESTMENT OPPORTUNITY
- \* CURRENTLY TENANTED UNTIL NOVEMBER 2023
- \*MAGNIFICENT QUAYSIDE APARTMENT
- \*TWO LUXURY DOUBLE BEDROOMS
- \*RIVERSIDE BALCONY & RIVER VIEWS
- \*ALLOCATED PARKING BAY
- \*GROUND RENT - CIRCA £150 PA
- \* COUNCIL TAX BAND - D
- SERVICE CHARGE - CIRCA £2500 PA
- TURN KEY PROPERTY WITH ALL FURNISHINGS INCLUDED



## ROOM DESCRIPTIONS

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### **Entrance Hallway**

Solid wood flooring, door entry phone system, and electric wall heater.

### **Living Space**

The generous sized living space offers impressive views of the Newcastle Quayside and city scape beyond. Solid wood flooring, electric wall mounted heater and glazed doors to a private balcony. The apartment is furnished beautifully throughout.

### **Kitchen**

A stylish open plan space with a fully fitted kitchen with many integrated appliances including oven, hob, extractor, fridge, freezer, dishwasher and washing machine.

### **Bedroom One**

Generous Master bedroom with views over the river and Ensuite bathroom

### **En-suite**

Luxury shower cubicle, wash basin and WC, and chrome heated towel rail.

### **Bedroom Two**

Good sized second bedroom

### **Family Bathroom**

Modern bathroom suite with shower fitting over bath, WC and wash basin, and chrome heated towel rail.

### **Parking**

Private parking is available for 1 car within the private underground car park, providing easy access out to the main arterial routes.



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