



31 Lime Square, City Road Newcastle upon Tyne, NE1 2BA



## PROPERTY DESCRIPTION

Urban Base are delighted to continue to market this spacious two bedroom apartment located within the ever popular Lime Square development. Ideal as a First Time purchase or investment opportunity with the tenant sitting, the property briefly comprises:

Hallway, open-plan lounge/kitchen, two double bedrooms, family bathroom and en-suite shower room.

## FEATURES

- \* EXCELLENT INVESTMENT OPPORTUNITY
- \* TWO DOUBLE BEDROOMS
- \* ALLOCATED PARKING
- \* FANTASTIC CITY LOCATION
- \* SERVICE CHARGE - CIRCA £2,147 PA
- \* INSURANCE - CIRCA 212 PA
- \* GROUND RENT - CIRCA £150 PA
- \* LEASE - 125 YEARS FROM 2004
- \* COUNCIL TAX BAND - D
- \* CURRENTLY TENANTED UNTIL AUGUST 2023





## ROOM DESCRIPTIONS

### Lounge (Reception)

Spacious lounge with balcony, open plan with the kitchen and dining area.

### Kitchen

Fully fitted kitchen with integrated appliances, open plan with the living area and dining area.

### Main Bedroom

Double bedroom with en-suite.

### Bathroom

Modern three piece suite ; - low level wc, shower and washbasin.

### Second Bedroom

Double bedroom.

### Main Bathroom

Fully tiled with white three piece suite and shower over bath, heated towel rail.

### Allocated Parking

Allocated parking bay.

