



## **126 Hanover Mill, Hanover Street, Newcastle upon Tyne. NE1 3AD**

Urban BASE are delighted to offer to the sale market this spacious two bedroom apartment located in Hanover Mill. Located on the iconic Newcastle Quayside affording views of the River Tyne, this spacious apartment offers the ultimate in City living. This property is not to be missed.



**£159,999 Leasehold**

## PROPERTY DESCRIPTION

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Urban BASE are delighted to offer to the sale market this spacious two bedroom apartment located in Hanover 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.

Contact us now to arrange a viewing.

Council Tax Band: C

EPC Rating: B

## FEATURES

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- \*IDEAL INVESTMENT OPPORTUNITY
- MAYBE MORTGAGEABLE VIA HIGH STREET LENDER SUBJECT TO SITUATION AND VALUATION
- \*SPACIOUS QUAYSIDE APARTMENT
- MAINTENANCE CHARGES CIRCA £2,000 PA
- \*CLOSE TO ALL LOCAL AMENITIES
- \*TWO BEDROOMS
- \*BEAUTIFUL RIVER VIEWS
- \*BALCONY OVERLOOKING THE TYNE
- \*ALLOCATED PARKING
- \*LEASE - 125 YEARS FROM NOVEMBER 2006



## ROOM DESCRIPTIONS

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### 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





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Newcastle upon Tyne  
65, Quayside, Newcastle upon Tyne, NE1 3DE  
0845 6431186  
[info@urban-base.com](mailto:info@urban-base.com)