



## 240 Baltic Quay, Mill Road Gateshead, . NE8 3QZ

**\*\*OFFERS ENCOURAGED\*\*** This contemporary duplex penthouse with magnificent quayside views is located in the Baltic Quay. The apartment is offered furnished and comes with 2 secure parking spaces. There is a high level of attention to detail including a glass spiral staircase. The open plan living space is flooded by light from the floor to ceiling windows. All the bedrooms are good sized doubles and a luxury ensuite comes with the master bedroom.

Call Jan Dale for a private viewing.



**£595,000 To be Advised**

## PROPERTY DESCRIPTION

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## FEATURES

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- \*OFFERS ENCOURAGED
- \*PANORAMIC CITY VIEWS
- \*DUPLEX WITH TWO QUAYSIDE BALCONIES
- \*OFFERED WITH STYLISH INTERIOR FURNISHINGS
- \*THREE FABULOUS DOUBLE BEDROOMS
- \*TWO LUXURY BATHROOMS
- \*TWO ALLOCATED PRIVATE PARKING BAYS
- \*VIRTUAL TOUR
- \* CURRENTLY TENANTED UNTIL MAY 2022
- \* SERVICE CHARGE - £2313 PA
- \* COUNCIL TAX BAND - G



## ROOM DESCRIPTIONS

### Introduction

Luxury lifestyle... to a new level!

Penthouse 240 is a most impressive and luxuriously appointed Duplex Penthouse apartment which is superbly located overlooking the river's quayside and City's scape.

The property enjoys spacious accommodation with floor to ceiling full-height windows to the north west aspect across the River Tyne and Newcastle City. Having been the subject of an extensive re-design of the interior this property offers luxury living of the very highest level.

Offering contemporary and stylish living throughout the accommodation to the lower level provides an open plan living and formal dining area with glazed doors leading out to a balcony, combined with a stylish kitchen with window overlooking The Sage, and a cloakroom. The entrance hall beholds a simply stunning glass spiral staircase leading to the first level with three double bedrooms, one with an ensuite, and one with a balcony, along with a second bathroom. The property also benefits from two secure parking spaces within the remote-controlled private garaging area.

### Viewing Arrangements

Please contact us to arrange a private viewing of this most elegant and stylish apartment by contacting us on 0191 4046844. Viewings available in strict confidence.

### Lower Floor

#### Entrance Hall

The reception space of the apartment boasts a stunning first impression with the bespoke spiral staircase leading to the first floor of the penthouse. The flooring is natural oak effect and there are chrome power and telephone points in the entrance hall with a door accessing the Cloaks/WC.

#### Cloaks / WC

6'8 x 4'4 (2.03m x 1.32m)

Ceramic tiled walls and floor with low voltage down-lighters. Wall mounted WC, chrome fittings, extractor fan and vanity mirror. Also comprising of a contemporary wash basin and designer radiator.

#### Lounge

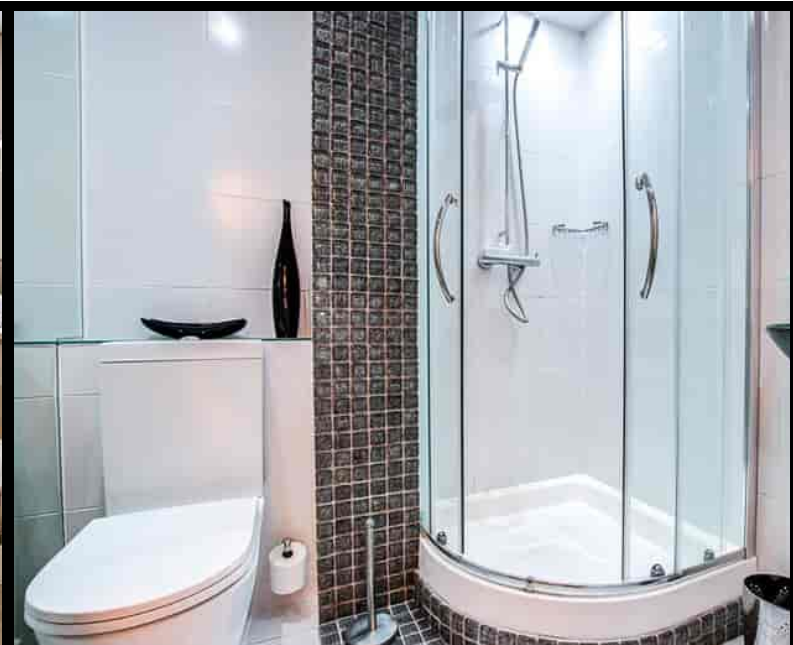
23'10 x 22'10 (7.26m x 6.96m)

The lounge and formal dining space boasts stunning views of Newcastle and the Quayside, overlooking The Sage building, the Tyne bridges and The Baltic with a river view balcony to enjoy the amazing vantage point. At the focal point of the room, a contemporary fireplace is set in to the chimney breast above a floating shelf with a flat screen mounted television above. The room comprises of two central heating electric radiators and a wall mounted bespoke designer radiator with an entry phone and chrome power points. The lighting is recessed in to the ceiling and skirting, and the flooring is natural wood effect. The bespoke fitted blinds within the lounge area are elegantly remote controlled.

#### Kitchen

11'3 x 10' (3.43m x 3.05m)

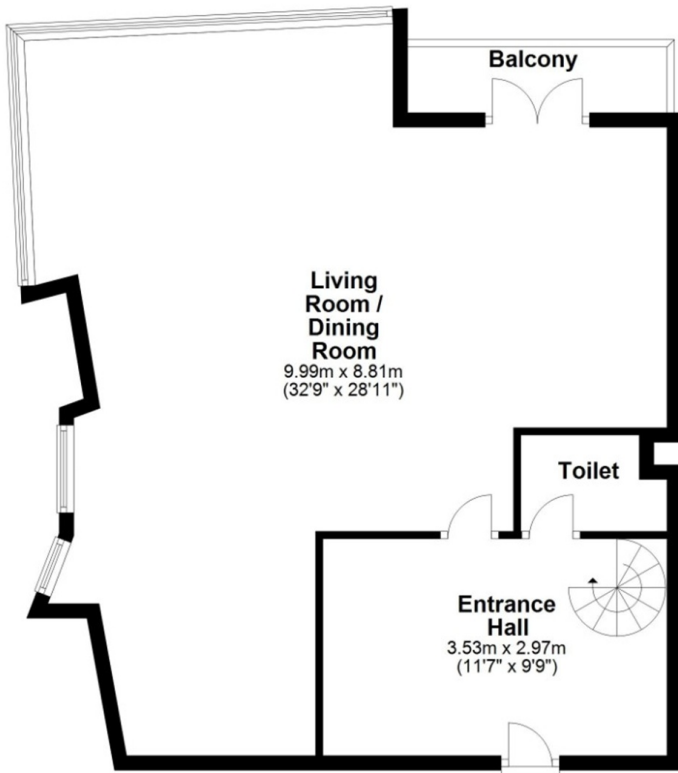
The kitchen space is accessed by the open plan lounge/dining space and comprises of a range of light wooden wall and base units with bespoke handles, glass and stainless steel splash-backs and granite work surfaces. Other features include over-



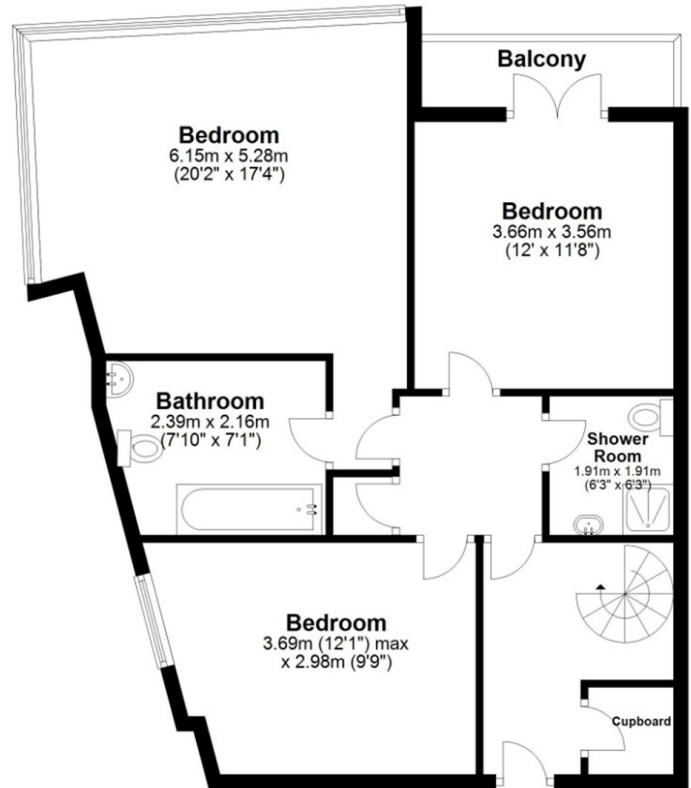
# FLOORPLAN & EPC



**Ground Floor**



**First Floor**



NOTE: plans are for illustration purposes only and are not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	73	81
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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