

**FOR SALE**

£168,000 Leasehold



**UrbanBASE**  
EXCEPTIONAL SERVICE | DISTINCTIVE HOMES

# 9 Merchants Quay, The Close Newcastle Upon Tyne, . NE1 3RF

Newcastle upon Tyne  
65, Quayside, Newcastle upon Tyne, NE1 3DE

0845 6431186  
[info@urban-base.com](mailto:info@urban-base.com)

## ABOUT THE PROPERTY

LOCATED OPPOSITE GINO D'ACAMPO RESTAURANT. IDEAL CITY BASE!

Urban Base are delighted to welcome to the sale market this spacious two bedroom apartment located on Newcastle Quayside. Located on the ever popular Quayside, this property represents a good investment opportunity or first home.

The property briefly comprises: Entrance Hallway, Master Bedroom with Ensuite Bathroom, Second Bedroom, Bathroom & Open Plan Lounge / Kitchen / Diner.

Contact us today to arrange your viewing - 0845 643 1186.

## FEATURES

- \* STUNNING QUAYSIDE LOCATION
- \* TWO BEDROOMS
- \* OPEN PLAN LOUNGE / KITCHEN
- \* ENSUITE BATHROOM TO MASTER BEDROOM
- \* INVESTMENT OPPORTUNITY
- \* TO INCLUDE ALL FURNITURE
- \* NO PARKING
- \*LEASE - 125 YEARS FROM 2005
- \*SERVICE CHARGE - CIRCA £1,200 PA
- \*GROUND RENT - CIRCA £150.00 PA
- \* COUNCIL TAX BAND - D



## ROOM DESCRIPTIONS

### Entrance Hall

Oak wood flooring, secure entry telephone system, leading to

### Lounge/Dining Room / diner

Open plan lounge/ kitchen/ diner with oak wood flooring, modern fitted kitchen with intergrated/ built in smeg appliances including oven/hob/ extractor, washer/dryer, fridge/freezer and dishwasher.

### Main Bathroom

White three piece by Philippe Starck, Chrome fixtures and fittings, shower over bath, tiled walls and floor, large mirror, heated towel rail, shaving point

### Bedroom One

Double bedroom, neutral carpets, cream walls, double glazed, electric wall mounted heater, television and telephone point.

### En suite

White three piece by Philippe Starck chrome fixtures and fittings, neutral tiled floor and walls, shower, mirror, heated towel rail.

### Bedroom two

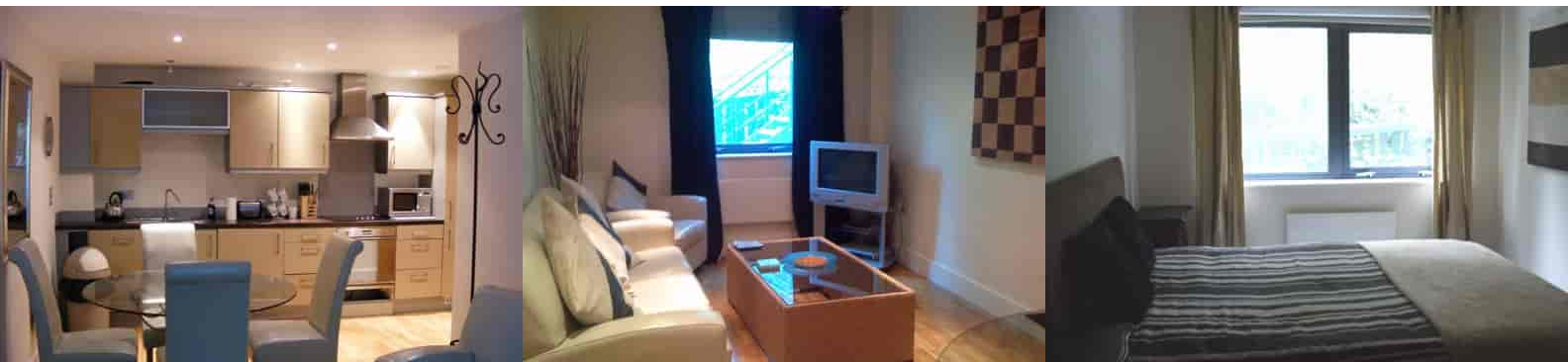
Double bedroom, neutral carpets and cream walls, television point, double glazed.

### Agents Notes

LEASE - 125 YEARS FROM 2005

SERVICE CHARGE - CIRCA £1,200 PA

GROUND RENT - CIRCA £150.00 PA





Newcastle upon Tyne  
0845 6431186  
info@urban-base.com  
65, Quayside, Newcastle upon Tyne, NE1 3DE