



## 40 Printworks, Penthouse Apartment 40 Rutherford Street, Newcastle upon Tyne, Tyne and Wear. NE4 5DP

Urban Base are delighted to welcome to the sales market this stunning, two bedroom / two bathroom Penthouse Apartment with allocated parking located in the Printworks Building. Fabulously maintained by the current owner, the property offers a perfect investment opportunity or first time purchase.



**£259,999 Leasehold**

## PROPERTY DESCRIPTION

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A stylish, fabulously maintained two bedroom / two bathroom Penthouse apartment located in The Printworks on Rutherford Street. Featuring allocated parking, the property is situated in the heart of the city affording easy access to all Newcastle has to offer with its array of restaurants, cafes, bars, St James Park, Theatre Royal and Eldon Square, along with good local transport links and access to Newcastle Central Station.

## FEATURES

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- Gated Secure Allocated Parking
- Lease - 167 Years Remaining
- Service Charge - £2,652.36 PA
- Beautifully Maintained
- City Living Awaits
- Ground Rent - Peppercorn
- Viewing Highly Recommended



## ROOM DESCRIPTIONS

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### Entrance Hallway

#### Open Plan Living / Kitchen / Dining

A stylish and spacious open plan living, kitchen and dining area with elevated modern kitchen. The space affords views of the 'Newcastle Helix' and flagship office space, 'The Core', and features wood floors and inset spotlights.

#### Kitchen

A stylish modern kitchen ideal for entertaining and comprising integrated appliances; oven, microwave, hob, fridge / freezer and extractor hood. Finished with a wood floor, ample storage, and breakfast bar.

#### Master Bedroom

Spacious master bedroom with fitted wardrobes and ensuite bathroom

#### Ensuite Bathroom

Modern ensuite bathroom comprising bath, mains shower with overszie cubicle, wall mounted hand wash basin and close coupled W/C, fully tiled walls and floor and inset spotlights.

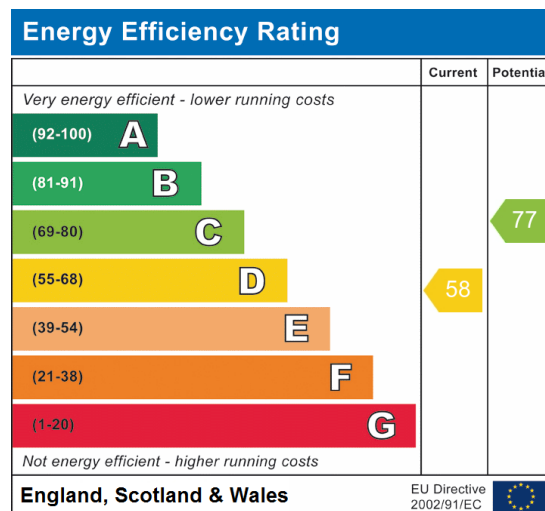
#### Second Bedroom

Generous second bedroom with fitted wardrobes and access to ensuite bathroom.

#### Ensuite Bathroom

Ensuite bathroom comprising mains shower and cubicle, wall mounted hand wash basin, close coupled W/C, fully tiled walls and floor and inset spotlights.





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