



## 2 bed apartment to buy in NE6

St. Lawrence Road, Newcastle upon Tyne,  
Tyne and Wear, NE6 1BZ

**£115,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Two Bedrooms
- ✓ Third Floor Apartment
- ✓ No Upper Chain
- ✓ River Views
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

For sale via online auction. Fees apply.

Appealing to a wide variety of buyers third floor apartment situated within this sought after modern development with river views.

Comprising; secure communal entrance via door intercom, entrance hallway with two built in storage cupboards, Open plan living dining kitchen with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel extractor unit, stainless steel sink with mixer tap, tiled splashback, space for appliances, space for dining table, space for living room furniture, double glazed French doors leading to the Juliette balcony and electric heater. Two bedrooms (master with en-suite shower room) and bathroom/W.C.

The property benefits from secure allocated parking space under the building, double glazing, electric heating.

The property is ideally located within walking distance to the popular Quayside which has been redeveloped to provide a modern environment and is known for its bars, restaurants, modern arts, music and culture. There are good road and public transport links to Newcastle City Centre, The Coast and South Tyneside.

AGENTS NOTE: This property is sold as seen.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g29195>

Please contact the Heaton Branch for further information and viewings.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 230

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £2,200.00

Price: Starting Bid £115,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External

Secure communal entrance with lift and stairs to all floors.



## Entrance Hall

With doors off to all rooms, two storage cupboards and electric heaters.

## Living Dining Kitchen

6.41m x 4.65m (21'0" x 15'3")

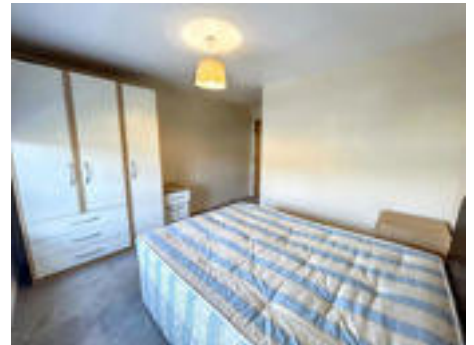
Open plan living dining kitchen with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel extractor unit, stainless steel sink with mixer tap, tiled splashback, space for appliances, space for dining table, space for living room furniture, double glazed French doors leading to the Juliette balcony and electric heater.



## Bedroom One

4.20m x 3.50m (13'9" x 11'5")

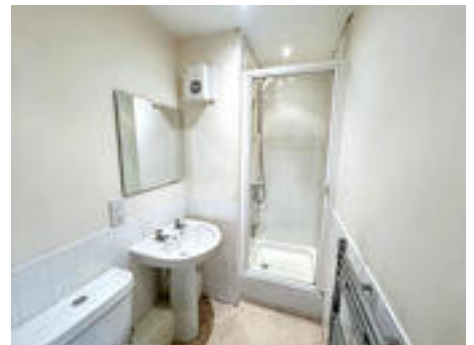
Double glazed window to the front, en-suite shower room/WC and electric heater.



## En-suite

2.10m x 1.27m (6'10" x 4'2")

White three piece ensuite shower room comprising; shower cubicle, hand wash basin, low level WC, partially tiled walls and heated towel rail.



## Bedroom Two

4.45m x 2.41m (14'7" x 7'10")

Double glazed window to the front and electric heater.



## Bathroom/WC

2.08m x 2.04m (6'9" x 6'8")

White three piece bathroom suite comprising; bath with shower over and folding glass shower screen, hand wash basin, low level WC, partially tiled walls and heated towel rail.



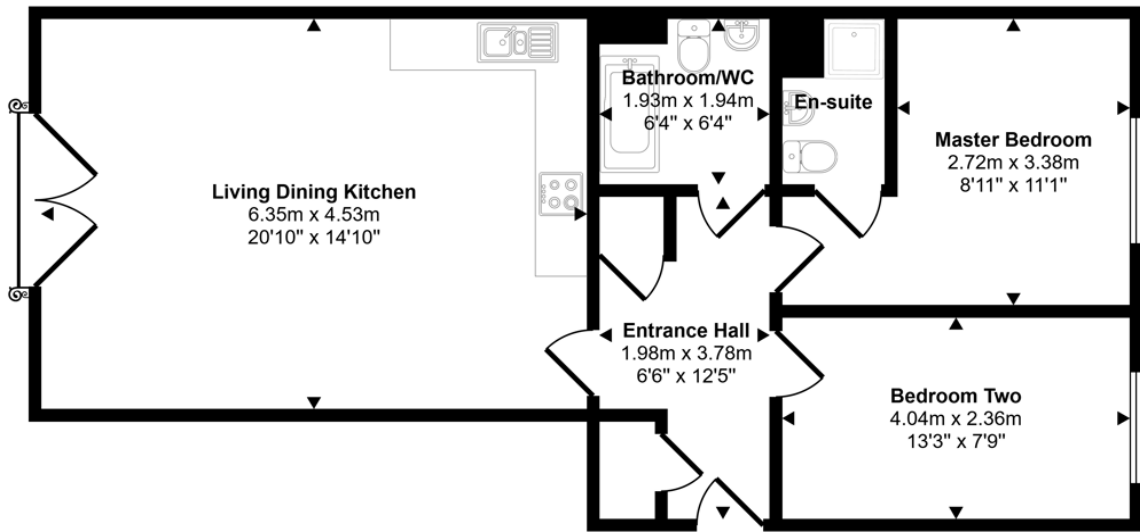
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## River Views

From the Juliette balcony the property has fantastic views over the River Tyne.



Approx Gross Internal Area  
66 sq m / 707 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

St. Lawrence Road, Newcastle upon Tyne, Tyne and Wear, NE6 1BZ

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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