



## 2 bed apartment to buy in NE1

Hanover Street, Newcastle upon Tyne,  
Tyne and Wear, NE1 3AB

**£125,000** Offers Over

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Allocated Parking Space
- ✓ Close To Local Amenities
- ✓ Tenanted for £1100pcm
- ✓ Two Bedrooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

## Arrange a viewing

Darren Porter  
Senior Valuer  
West Road

0191 2725880  
west.road@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\* Calling all investors \*\*

Pattinson Estate Agents are pleased to welcome this two bedroom apartment to the market for sale.

The property is currently tenanted achieving £1100pcm.

The accommodation briefly comprises: entrance hall, open plan lounge/dining area/kitchen, Master bedroom with en-suite, A very spacious second double bedroom and family bathroom. Externally there is also an allocated secured parking space.

This modern and spacious apartment is located at the popular Hanover Mill development on the Newcastle Quayside. The property is within walking distance of Newcastle city centre with easy access to local metro, central train station and the A1 motorway.

Please contact our West Road branch now to register any interest: 0191 272 5880 or via email west.road@pattinson.co.uk

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 106

Annual Service Charge Amount: £3,000.00

Service Charge Review Period: Year

Price: Offers Over £125,000

Property Type: Apartment

Parking: Allocated

Heating: Electric

## Front External



## Living Room

2.60m x 2.24m (8'6" x 7'4")



## Kitchen

2.82m x 1.73m (9'3" x 5'8")



## Bathroom 1

4.09m x 1.73m (13'5" x 5'8")



## En suite

2.40m x 1.30m (7'10" x 4'3")



## Bathroom

2.02m x 1.67m (6'7" x 5'5")

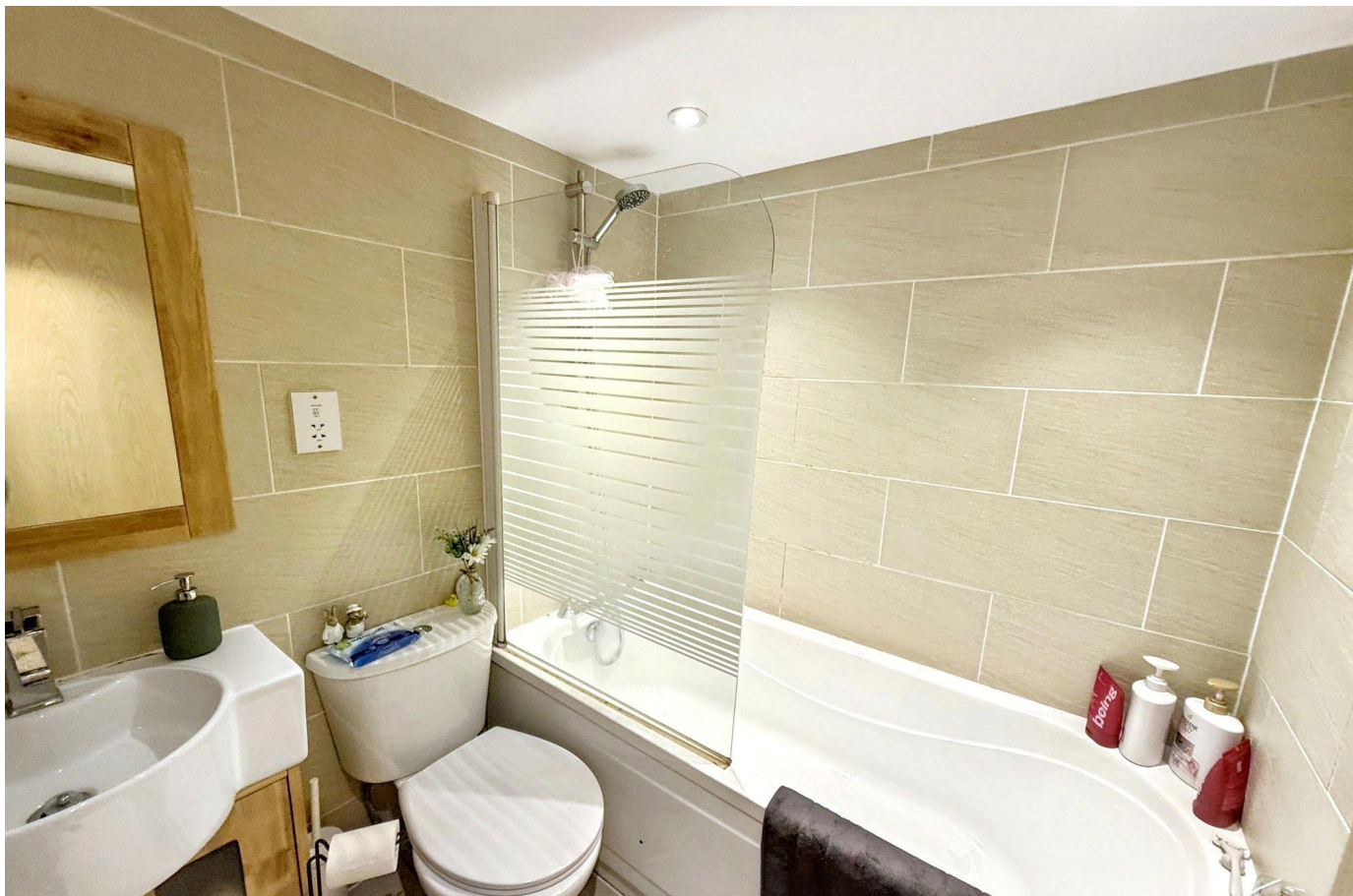


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## Bedroom 1

3.70m x 2.24m (12'1" x 7'4")





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 87                      |
| (69-80) <b>C</b>                            | 77      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (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 |

Hanover Street, Newcastle upon Tyne, Tyne and Wear, NE1 3AB

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

**158 West Road, Newcastle Upon Tyne, Tyne & Wear, NE4 9QB, Tel: 0191 2725880,  
west.road@pattinson.co.uk, www.pattinson.co.uk**

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