



To buy

## 1 bed apartment to buy in NE1

Love Lane, Newcastle upon Tyne,  
Newcastle upon Tyne, Tyne and Wear,  
NE1 3DW

**£125,000** Offers over

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ One bedroom
- ✓ Situated on Newcastle Quayside
- ✓ Close to local amenities Inc. bars and restaurants and river walks
- ✓ Secure underground parking
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Lyndsay Greenwell  
Senior Manager  
Whickham

0191 477 5116  
whickham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are delighted to offer this one bedroom apartment in a popular development on Newcastle Quayside Close to local amenities Inc. Bars, restaurants and river walks with excellent transport links.

The property is to be sold tenanted, current tenant paying £800pcm.

This modern and stylish apartment comprises; master bedroom, open plan lounge/diner, kitchen area and family bathroom/WC.

This property comes with secure underground parking and gas central heating.

Available to students

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 159 years

Annual Service Charge Amount: £1,200.00

Price: Offers over £125,000

Property Type: Apartment

Parking: Allocated

Heating: Gas

## Entrance hallway

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### Lounge

2.89m x 5.23m (9'5" x 17'1")

Gas central heating radiator, two double glazed windows and French doors leading to Juliette balcony.



### Kitchen

2.35m x 2.10m (7'8" x 6'10")

Double glazed window, sink unit with mixer tap, plumbed for washer, dishwasher, electric oven and hob with an extractor hood, wall and base unit with roll top work surfaces.



### Master bedroom

2.70m x 4.02m (8'10" x 13'2")

Double glazed window, fitted wardrobes and a radiator



### Shower room

Low level W/C, wash hand basin, shower cubicle and underfloor heating.




## Underground parking



**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(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 	

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

**4 Fellside Road, Whickham, Newcastle Upon Tyne, Tyne & Wear, NE16 4JU, Tel: 0191 477 5116, whickham@pattinson.co.uk, www.pattinson.co.uk**

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