



## 2 bed apartment to buy in NE1

St. Ann's Close, Newcastle upon Tyne,  
Tyne and Wear, NE1 2QJ

**£90,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Leasehold**

Permit Parking parking

## Property features

- ✓ Third Floor Maisonette
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ Double glazed and District Heating System
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Hayley McCormack  
Sales Negotiator  
Heaton

0191 2049601  
heaton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via online auction. Fees apply.

Appealing to a wide variety of buyers is this good size third floor apartment situated within this favoured residential development.

The accommodation offers spacious living and briefly comprises; communal entrance via secure door entry intercom system, entrance hall with useful storage cupboards and intercom system, lounge/diner, kitchen just off the lounge with a good range of wall and base units, complimenting work surfaces, space for appliances, stainless steel sink, tiled splashback, UPVC double glazed window and radiator. Two bedrooms, bathroom and separate W.C.

Benefitting from no onward chain, district heating and double glazing. The property is ideally located for, good transport links to Newcastle City Centre, local amenities, and local bars and restaurants.

Leasehold 125 years from 8th May 1990 should you proceed with this purchase these details must be verified by your solicitor

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g264c1>

Please contact the Heaton Branch for further information and viewings.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 90

Price: Starting Bid £90,000

Property Type: Apartment

Parking: Permit Parking

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: Community Scheme

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)

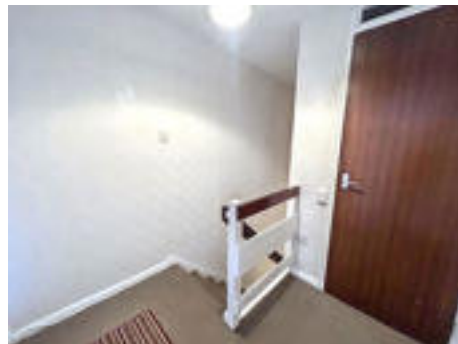
Mobile signal coverage: Good

## Front External



## Entrance Hall

With storage cupboard and stairs leading down to the main accommodation.



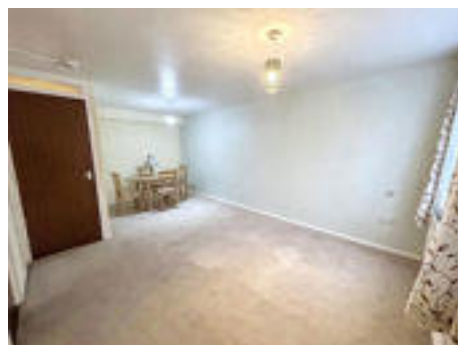
## Hallway

With doors off to the lounge/diner, bedrooms, bathroom, separate WC and large storage room.

## Lounge/Diner

*5.55m x 3.21m (18'2" x 10'6")*

UPVC double glazed window to the rear and radiator.



## Kitchen

*2.85m x 2.19m (9'4" x 7'2")*

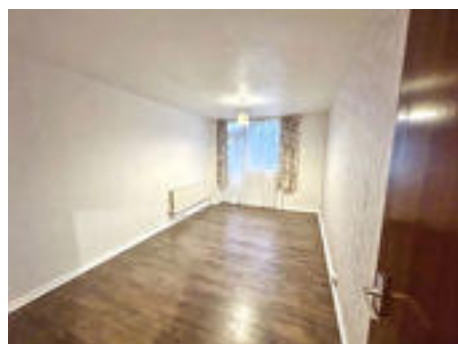
Just off the lounge with a good range of wall and base units, complimenting work surfaces, space for appliances, stainless steel sink, tiled splashback, UPVC double glazed window and radiator.



## Bedroom One

*4.55m x 2.65m (14'11" x 8'8")*

UPVC double glazed window to the front, UPVC double glazed door leading to the balcony and radiator.



## Bedroom Two

2.96m x 2.70m (9'8" x 8'10")

Double glazed window to the front, UPVC double glazed door to the balcony and radiator.



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## Bathroom

White two piece bathroom suite comprising; bath, hand wash basin, tiled walls and heated towel rail.



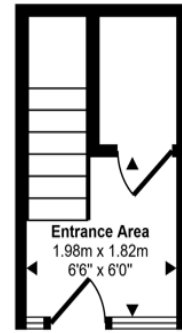
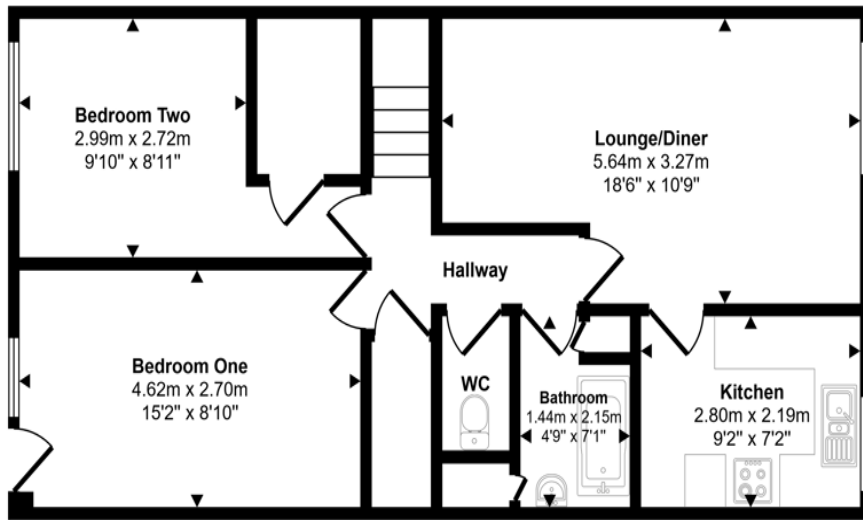
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## WC

Separate WC with low level WC and tiled walls.



Approx Gross Internal Area  
69 sq m / 746 sq ft



Ground Floor  
Approx 7 sq m / 73 sq ft

Lower Floor  
Approx 63 sq m / 673 sq ft

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>		
(69-80) <b>C</b>	76	76
(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. Ann's Close, Newcastle upon Tyne, Tyne and Wear, NE1 2QJ

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

**224 Chillingham Road, Heaton, Newcastle Upon Tyne, Tyne & Wear, NE6 5LP, Tel: 0191 2049601,  
heaton@pattinson.co.uk, www.pattinson.co.uk**

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