

**Auction**

## 1 bed apartment to buy in NE1

Clayton Street West, Newcastle upon Tyne, Tyne and Wear, NE1 5BU

# £90,000

 Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ One Bedroom Apartment
- ✓ Spacious Throughout
- ✓ City Centre
- ✓ Viewing Recommended
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Community Scheme

## Arrange a viewing

Darren Porter  
Senior Valuer  
West Road

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale is a delightful one-bedroom apartment located in the dynamic city of Newcastle upon Tyne. Boasting an open-plan living arrangement with a reception area, this apartment ticks every box for contemporary city living.

The reception area provides the perfect setting for both relaxation and entertaining, with ample space to create a comfortable lounge setup. The kitchen has been designed with modern living in mind, including high-quality fixtures and fittings.

The spacious double bedroom provides a peaceful retreat, promising restful nights. The property also benefits from a sleek three-piece bathroom suite, finished to a high standard for your comfort.

With its prime location in Newcastle upon Tyne, this apartment offers easy access to an array of local amenities and is perfectly situated for both working professionals and investors. Newcastle's vibrant city centre, with its unique blend of shopping, cultural attractions, and vibrant nightlife, is just a short distance away. Local transport links are also on the doorstep, providing quick and straightforward routes across the city and beyond.

Act promptly to seize this opportunity of owning property in one of the UK's most dynamic cities. This apartment combines style, convenience, and a fantastic location in one package and is a space ready to be transformed into a cosy home or has potential as a strong performer in the rental market. Truly an opportunity not to be missed!

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 93

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £3,468.00

Price: Starting Bid £90,000

Property Type: Apartment

Heating: Community Scheme

## Entrance Hall

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## Lounge/Kitchen

6.10m x 5.10m (20'0" x 16'8")

Range of base units with work top surfaces, sink unit with mixer tap, integrated electric oven with wall unit above, electric induction hob with extractor above, plumbed for washing machine.



## Bedroom One

3.10m x 3.10m (10'2" x 10'2")

Window to front.



## Bathroom

Suite comprising: panelled bath, wash hand basin, low level wc. Heated towel rail.





| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92-100) <b>A</b>                           |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            | 71      | 73                                                                                                            |
| (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  |

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

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west.road@pattinson.co.uk, www.pattinson.co.uk**

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