

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Merchants Quay, Quayside NE1 3RF

# Merchants Quay, Quayside NE1 3RF

**Offers Over £170,000**

Situated on the beautiful Newcastle Quayside, is this fantastic two bedroom apartment. available for sale to investors. Offering spacious and modern living areas throughout, the accommodation operates within Council Tax Band D and benefits from stunning views across the River Tyne.

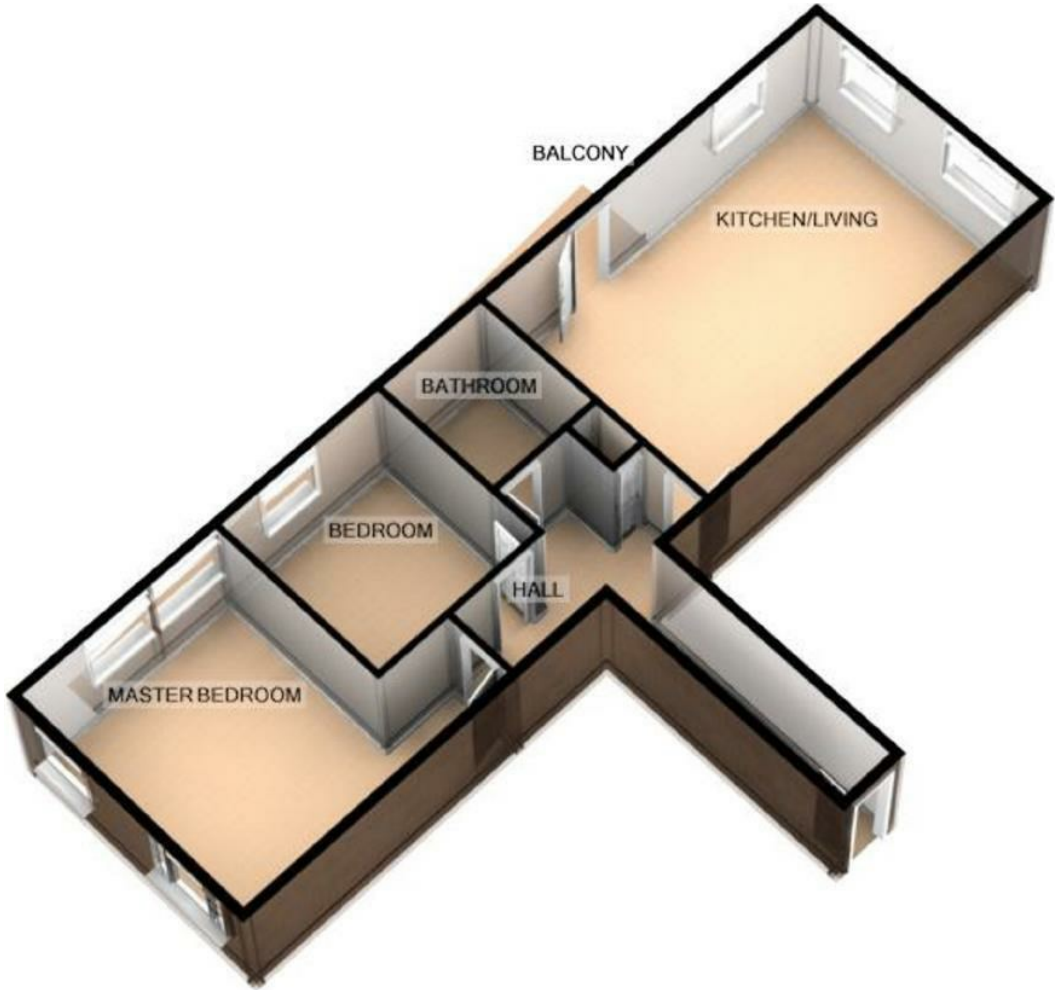
The accommodation is accessed through a secure communal entrance and comprises a spacious open plan living, kitchen space benefitting from a range of high quality fitted wall, base and drawer units as well as allowing for access to a balcony, two spacious double bedrooms and a modern three piece family bathroom.

Newcastle upon Tyne is a beautiful city on the River Tyne in northeast England. With its twin city, Gateshead, it was a major shipbuilding and manufacturing hub during the Industrial Revolution and is now a centre of business, arts and sciences. Spanning the Tyne, modern Gateshead Millennium Bridge, noted for its unique tilting aperture, is a symbol of the 2 cities. It has excellent shopping amenities, as well as nearby schooling.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



MERCHANTS QUAY, QUAYSIDE, NEWCASTLE UPON TYNE

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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## Measurements:

Hall  
13'8" x 3'10"

Living/Kitchen  
21'0" x 14'0"

Master Bedroom  
14'9" x 11'3"

Bedroom Two  
10'0" x 9'5"

Bathroom  
7'2" x 6'2"

LIVING ROOM/KITCHEN  
21'0" x 14'0"

MASTER BEDROOM  
14'9" x 11'3"

BEDROOM TWO  
10'0" x 9'5"

BATHROOM  
7'2" x 6'2"

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 81                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 66      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |





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