



Ouseburn Wharf

St. Lawrence Road

- One bedroom apartment
- Open plan lounge/kitchen
- Superb views overlooking River Tyne
- Third floor, with lift and stair access.
- Located approximately 1.5 miles from the shops and attractions of Newcastle City Centre

£ 114,950



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Ouseburn Wharf

St. Lawrence Road

A well proportioned 1 bedroom apartment in Ouseburn Wharf, a development situated on St Lawrence Road in Newcastle. Located approximately 1.5 miles from the shops and attractions of Newcastle City Centre, this development offers stylish living accommodation and excellent transport links into the City.

The property itself is located on the third floor, with lift and stair access. It comprises entrance hall with wood laminate floor and neutral decor, leading to the open plan living/kitchen area. The lounge has a Juliet balcony with views spanning over the River Tyne. The kitchen includes oven/hob/extractor.

The bedroom is a well-proportioned double, again with laminate flooring. This room also offers excellent river views with a Juliet balcony. The bathroom comprises white 3 piece suite with shower over the bath, and a chrome heated towel rail.

The property benefits from electric heating and double glazing.

ENTRANCE HALL – 9'3 X 4'3 (2.82m X 1.31m)

Entrance door, security entry system, laminate flooring, built in cupboard housing hot water cylinder, storage heater.

LOUNGE/KITCHEN – 14'1X 18'4 (4.29m X 5.59m)

Laminate flooring, television point, storage heater and Juliet balcony.

KITCHEN AREA

Fitted with a range of wall and base units, single drainer sink unit, built in electrical oven, built in electrical hob, extractor hood, space for auto washer, part tiled walls.

BEDROOM – 11'4 X 11'5 (3.45m X 3.48m)

Double glazed window to the front, television point, Juliet balcony.

BATHROOM/W.C 6'4 X 6'8 (1.93m X 2.03m)

White panelled bath, mains tap mixer shower, pedestal wash hand basin, low level W.C, part tiled walls, shaver point, heated towel rail, extractor fan.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS ELECTRIC

Broadband: FIBRE

Mobile Signal / Coverage: GOOD

Parking: NO PARKING

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

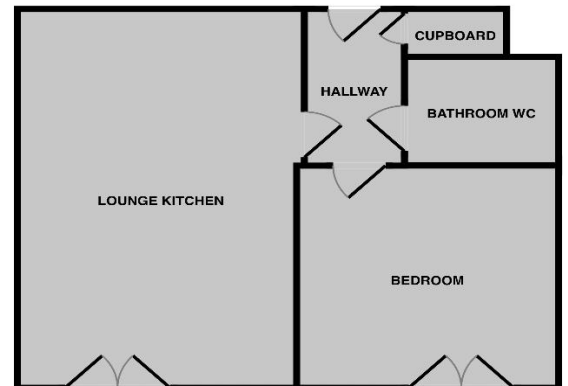
Length of Lease: 250 years from 23 January 2007

Service Charge: £220 per month approx

Council Tax Band: A

EPC Rating: B

JR00004132/MJ/KC/04.01.24/V.2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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