

# Queens Court, Barrack Road Newcastle upon Tyne

- Maisonette
- No Chain
- Three Bedrooms
- Two Reception Rooms
- Close to City Centre

Offers Over: £100,000









# QUEENS COURT, BARRACK ROAD, NEWCASTLE UPON TYNE NE4 6BL

### PROPERTY DESCRIPTION

For sale with no chain is this maisonette located in Newcastle city centre. The accommodation briefly comprises of communal entrance with lift/stairs to subject property (6th floor). The subject property comprises of hallway, lounge, kitchen and utility room. To the second floor is a landing, three bedrooms, bathroom and WC.

The property benefits from double glazing throughout.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A EPC Rating: D

# **PRIMARY SERVICES SUPPLY**

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

# **MINING**

It is not known if the property is situated on a coalfield. It is also not known if the property has been directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### **TENURE**

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: 120 years remaining as at April 2024

Ground Rent: £10 per annum Service Charge: £750 per annum

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# Hallway

Frosted double glazed window to the front. Stairs to the first floor landing. Radiator.

# Lounge 14' 5" x 13' 8" max (4.39m x 4.16m)

Two double glazed windows to the rear. Door to the balcony. Radiator.

# Dining Room 8' 7" x 5' 4" (2.61m x 1.62m)

Door to the balcony.

# Kitchen 10' 4" x 8' 5" (3.15m x 2.56m)

Double glazed window to the front. Sink/drainer. Storage cupboard.

# **First Floor Landing**

Storage cupboard.

# Bedroom One 10' 4" x 10' 8" (3.15m x 3.25m)

Double glazed window to the rear. Radiator.

# Bedroom Two 13' 11" x 10' 5" (4.24m x 3.17m)

Double glazed window to the rear.

# Bedroom Three 10' 5" x 10' 5" (3.17m x 3.17m)

Double glazed window to the front. Storage cupboard.

# **Bathroom**

Frosted double glazed window to the front. Panelled bath. Heated towel rail.

### WC

Frosted double glazed window to the front. Low level WC.

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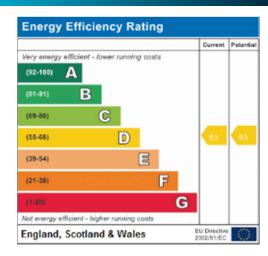












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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some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



