



Pandongate House | City Road | NE1 2AY

**£120,000**

Presenting an immaculate one-bedroom flat for sale, perfectly situated in the highly sought after Newcastle Quayside area. This modern property is ideal for first time buyers, university accommodation, or savvy investors seeking a prime location with unparalleled convenience. Boasting close proximity to excellent public transport links, local amenities, scenic walking routes, and notable landmarks such as Newcastle Millennium Bridge, Tyne Bridge and Newcastle Crown Court, this flat offers both lifestyle and investment appeal.

ROOK  
MATTHEWS  
SAYER



X1



X1



X1

One bedroom 2nd floor apartment in  
Grade II listed building

Security entry system and lift to  
all floors

No upper chain

Open plan lounge/dining kitchen

Leasehold - 125 years (less three  
days) from 31 March 2004

Current service charge - £683.76 per  
annum plus £203 buildings insurance

EPC rating C/Council tax band C

Ground rent £25 per year

For any more information regarding the property please contact us today

## PROPERTY DETAILS

### ENTRANCE:

Communal entrance via security entry gate, stairs and lift to all floors.

### ENTRANCE HALLWAY:

Part glazed entrance door, security entry phone system, built in cupboard housing hot water cylinder, electric wall heater, laminate flooring.

### LOUNGE/KITCHEN/DINER: 17'1 (5.21m) x 14'8 (4.47m)

**Lounge area** - two windows to the front, laminate flooring, and television point.

**Kitchen area** - fitted with a range of wall and base units, single drainer sink unit, integrated fridge freezer and washing machine, built in electric oven, built in electric hob, extractor hood, part tiled walls, kickboard heater.

### BEDROOM ONE: 8'10 (2.71m) x 8'11 (2.72m)

Window to the front, fitted wardrobe with sliding doors.

### BATHROOM/WC:

White 3 piece suite comprising; panelled bath, pedestal wash hand basin, tiled floor, step in shower cubicle with mains fed shower, low level wc, part tiled walls, heated towel rail, extractor fan.

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## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: NO PARKING

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## 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: 125 years (less three days) from 31 March 2004
- Ground Rent: £25 per year
- Service Charge: £683.76 per annum plus £203 buildings insurance - reviewed 1.1.26

## COUNCIL TAX BAND: C

## EPC RATING: C

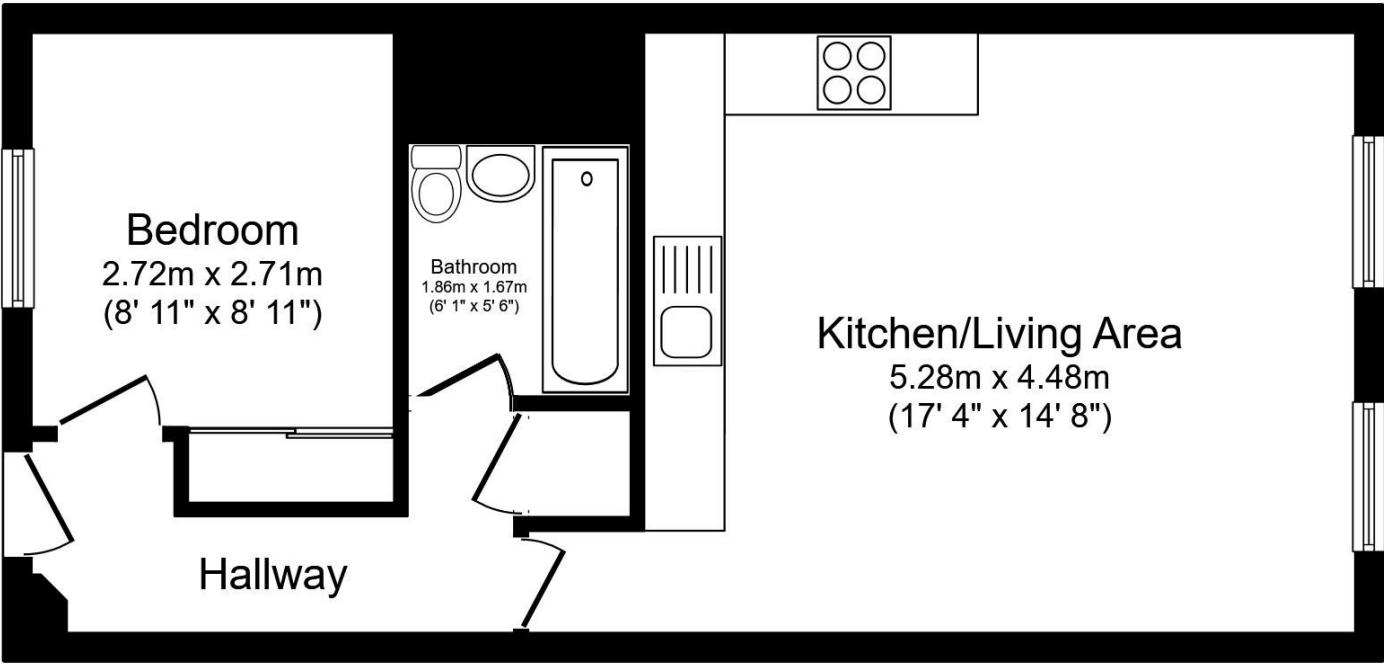
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Floor Plan  
Floor area 44.3 sq.m. (477 sq.ft.)

210 Pandongate House

Total floor area: 44.3 sq.m. (477 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error,

VERSION 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



**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.