



## Ouseburn Wharf

Newcastle upon Tyne, NE1

- Two Bedroom Apartment
- Third Floor with lift access
- Open plan lounge/kitchen
- Stunning views of the quayside
- Bathroom/w.c and Ensuite Shower room
- Leasehold -250 years from 7 December 2006
- EPC rating C
- Council Tax Band A

**Offers over £100,000**



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# Ouseburn Wharf

Newcastle upon Tyne, NE1

A well proportioned 2 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 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. There are two well-proportioned double bedrooms, one with an ensuite shower room/w.c. The bathroom comprises white 3 piece suite with shower over the bath.

## COMMUNAL ENTRANCE

Stairs and lift to all floors.

## ENTRANCE HALL

Two cupboards, one housing hot water tank.

**LOUNGE/KITCHEN – 4.66m x 6.45m (15'4 x 21'2)**

**BEDROOM 1 – 4.35m x 3.51m (14'3 x 11'6)**

**ENSUITE – 2.11m x 1.28m (6'11 x 4'19)**

**BEDROOM 2 – 4.29m x 2.41m (14'1 x 7'11)**

**BATHROOM/WC – 2.02m x 2.05m (6'8 x 6'9)**

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC HEATING

Broadband: NOT INSTALLED CURRENTLY

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET 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, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

- Leasehold -250 years from 7 December 2006
- Ground rent is currently £200 per annum
- Service charge to be confirmed

**COUNCIL TAX BAND: A**

**EPC RATING: C**

JR00004364.MJ.KC.09/04/25.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 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.

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