



Central Exchange Building, Grey Street | Newcastle City Centre | NE1

£250,000

This beautiful two-bedroom apartment in the heart of Newcastle upon Tyne, set within a Grade II listed building on Grey Street, an area known for its historic architecture and cultural amenities, available with no upper chain.

RMS | Rook
Matthews
Sayer



**Beautiful Two Bed, Two Bath Apartment in
Grade II Listed Converted Building**

Private Outdoor Space

**No Upper Chain | Parking Space Situated in
Pudding Chare**

Security Entry System | Lift & Stairs to All Floors

EPC Rating C | Council Tax Band TBC

**Leasehold - 150 years (less 10 days) from 24
June 2000 (124 years remaining)**

Service Charge - **BUYER INCENTIVE Seller
Has Agreed to Pay 2 Years Service Charges**

For any more information regarding the property please contact us today

VESTIBULE:

Stairs and lift access to all floors.

ENTRANCE HALL:

Entrance door into kitchen, wooden flooring.

**LOUNGE: 38'4 max into hall x 15'11 max into
hall (11.7m max into hall x 4.86m max into
hall)**

Double glazed doors onto terrace, double
glazed window to the rear, wooden flooring,
television point, tall contemporary radiator.

KITCHEN: 8'11 x 8'10 (2.72m x 2.69m)

Fitted with a range of wall and base units,
single drainer sink unit, built in electric oven
and hob, extractor hood, microwave, window
to the rear.

INNER HALL:

With doors to bedroom two and bathroom
WC.

BEDROOM ONE: 13'7 x 11'5 (4.14m x 3.48m)

Double glazed window to the rear and a single
radiator.

ENSUITE SHOWER ROOM:

White three-piece suite comprising a step in
shower cubicle, low level WC, bidet, secondary
double glazed window to the rear.

**BEDROOM TWO: 18'9 max x 16'0 (5.72m max
x 4.88m)**

Window to the rear and a single radiator.

BATHROOM/WC:

White three-piece suite comprising an oval
shape double sided bath, low level WC, part
tiled walls, heated towel rail, frosted window
to the rear.

PARKING:

Parking space situated in Pudding Chare.

T: 0191 281 6700

jesmond@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Allocated parking space

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: 150 years (less 10 days) from 24 June 2000 (124 years remaining)

Service Charge: Seller has agreed to pay the first 2 years' service charges

COUNCIL TAX BAND: TBC

EPC RATING: C

JR00004765.MJ.MB.1.6.26.V.3



T: 0191 281 6700

jesmond@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 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



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.

T: 0191 281 6700

jesmond@rmsstateagents.co.uk

RMS | Rook Matthews Sayer