



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

£160,000

A stunning one-bedroom flat in the heart of Newcastle upon Tyne, ideally positioned on Grey Street, known for its Georgian architecture and close proximity to theatres, restaurants and cultural venues.

RMS | Rook
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x1



x1



x1

**Stunning One Bedroom Apartment in
Converted Building**

Lift & Stair Access

Open Plane Lounge/Kitchen

EPC Rating C | Council Tax Band TBC

No Upper Chain

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

Security Entry System

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:

Entrance door, wooden flooring.

ENTRANCE HALL (open to lounge/kitchen):

Entrance door, wooden flooring.

LOUNGE/KITCHEN: 25'2 x 12'5 total (7.67m x 3.78m total)

Window to the front, wooden flooring, television point, two tall radiators.

KITCHEN AREA:

Fitted with a range of wall and base units, single drainer sink unit, integrated dishwasher, built in gas hob with extractor hood, breakfast bar.

BEDROOM ONE:

Secondary double-glazed window to the front.

BATHROOM/WC:

White three-piece suite comprising a panelled bath with mains fed shower over, wash hand basin, set in vanity unit, low level WC, tiled walls and tiled floor, tall radiator, secondary double glazed frosted window to the front.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: None

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 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



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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