



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

£385,000

The superb three-bedroom duplex flat is in the heart of Newcastle upon Tyne, overlooking Grey's Monument. This well-located apartment offers flexible accommodation suited to first-time buyers, families, investors or those seeking university accommodation. Situated within a prime position of this Grade II listed converted building.

RMS | Rook
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Sayer



x3



x1



x2

Stunning Duplex Apartment in Grade II Listed Regency Conversion on Grey Street

EPC Rating D | Council Tax Band TBC

Three Bedrooms | Ensuite

Leasehold – 150 years from 18 July 2000 (124 years remaining)

Parking Space – Situated in Pudding Chare

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

Security Access System | Lift & Stairs to All Floors

For any more information regarding the property please contact us today

COMMUNAL HALLWAY:

Stairs and lift access to all floors.

ENTRANCE HALL:

Entrance door leading to lounge, security entry phone.

CLOAKROOM/WC:

Low level WC, wash hand basin.

LOUNGE: 11'11 x 11'6 (3.63m x 3.50m)

Five secondary double-glazed windows, television point, tall radiator, wooden flooring, spiral staircase leading to the upper floor.

DINING KITCHEN: 18'9 x 12'0 (5.71m x 3.65m)

Fitted with a range of wall and base units, integrated microwave and oven, single drainer sink unit, built in electric hob with an extractor fan, single radiator, secondary double-glazed window to the front.

FIRST FLOOR LANDING:

With doors to all bedrooms and bathroom/WC. Built in cupboard and door to fire escape.

BEDROOM ONE: 13'11 max x 8'6 max (4.25m max x 2.60m max)

Secondary double-glazed window to the rear, single radiator.

ENSUITE (off bedroom one):

White three-piece suite comprising of a panelled bath with mains shower over, wash hand basin, low level WC, heated towel rail.

BEDROOM TWO: 14'9 max x 11'1 max (4.50m max x 3.38m max)

Secondary double-glazed window to the front, single radiator.

BEDROOM THREE: 11'8 max x 11'2 max (3.55m max x 3.4m max)

Secondary double-glazed window to the front, two single radiators.

BATHROOM/WC:

White four-piece suite comprising a panelled bath with mains fed shower over, wash hand basin, low level WC, bidet, part tiled walls and a heated towel rail.

PARKING:

Parking space situated in Pudding Chare.

T: 0191 281 6700

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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: 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 from 18 July 2000 (124 years remaining)

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

COUNCIL TAX BAND: TBC

EPC RATING: D

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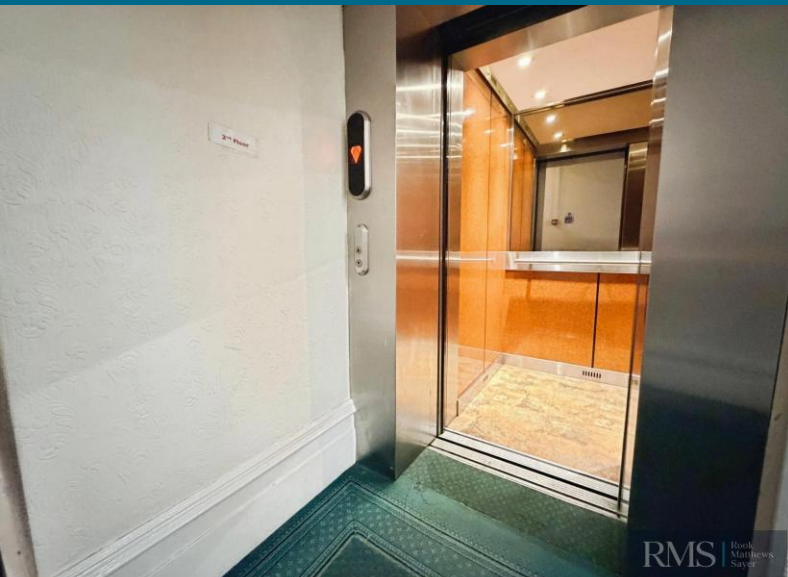


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.