



RMS | Rook
Matthews
Sayer

Baltic Quay | Gateshead | NE8 3QY

£175,000

This two-bedroom flat is for sale in Baltic Quay, set on the Gateshead Quayside overlooking the River Tyne and its iconic bridges. Presented in good condition, it offers practical, well-planned accommodation with the added benefit of allocated parking.

RMS | Rook
Matthews
Sayer



Two Bedroom Apartment

EPC Rating B

Balcony with River Tyne Views

Council Tax Band D

**Easy Reach of Newcastle
Quayside & Local Amenities**

**Leasehold – 250 years (less 1
day) from 15 November 2001**

Allocated Parking Space

Service Charge £3,128.94 per annum

**Ensuite/WC Plus Separate
Bathroom/WC**

Ground Rent £150 per annum

For any more information regarding the property please contact us today

COMMUNAL ENTRANCE:

Lift access to all floors, fob entry system.

LOUNGE: 18'10 x 12'10 (5.75m x 3.92m)

Double glazed window to the front, with an electric heater and double-glazed French doors leading to the balcony.

KITCHEN: 10'10 x 6'7 (3.3m x 2m)

Fitted with a range of wall and base cupboards, double drainer sink unit, built in electric oven and hob with an extractor hood, tiled floor, electric heater and a double-glazed window to the front.

BEDROOM ONE: 13'10 x 8'0 (4.21m x 2.43m)

Double glazed window to the rear, with a built-in cupboard and electric heater.

EN-SUITE SHOWER ROOM: (off bedroom one)

White 3-piece suite comprising of a pedestal wash hand basin, step in shower cubicle with electric shower, low level WC, part tiled walls and tiled floor, extractor fan.

BEDROOM TWO: 11'2 x 10'10 (3.39m x 3.29m)

Double glazed window to the front, and an electric heater.

BATHROOM/WC:

White 3-piece suite comprising of a paneled bath, electric shower over pedestal wash hand basin, high flush WC and an extractor fan.

EXTERNALLY:

Allocated parking space to separate communal garage, and a balcony with views of the Tyne.

T: 0191 281 6700

jesmond@rmsestateagents.co.uk

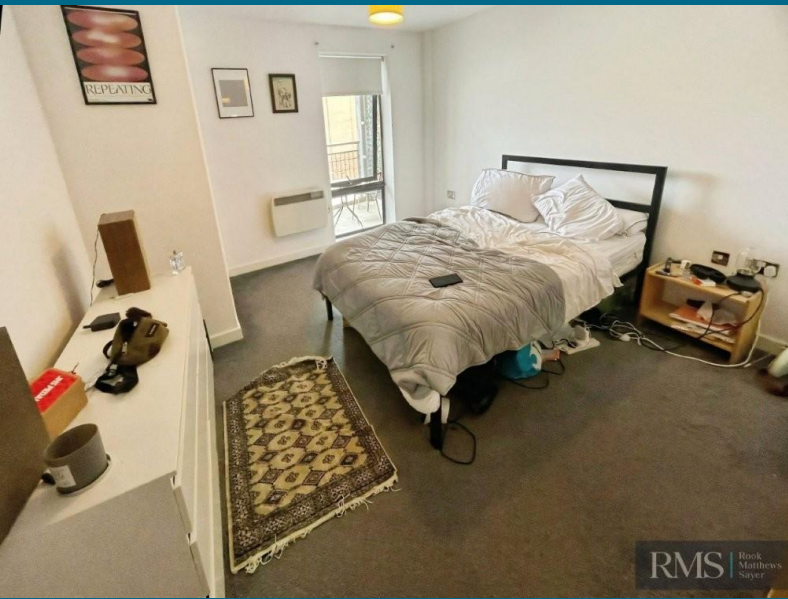
RMS | Rook
Matthews
Sayer



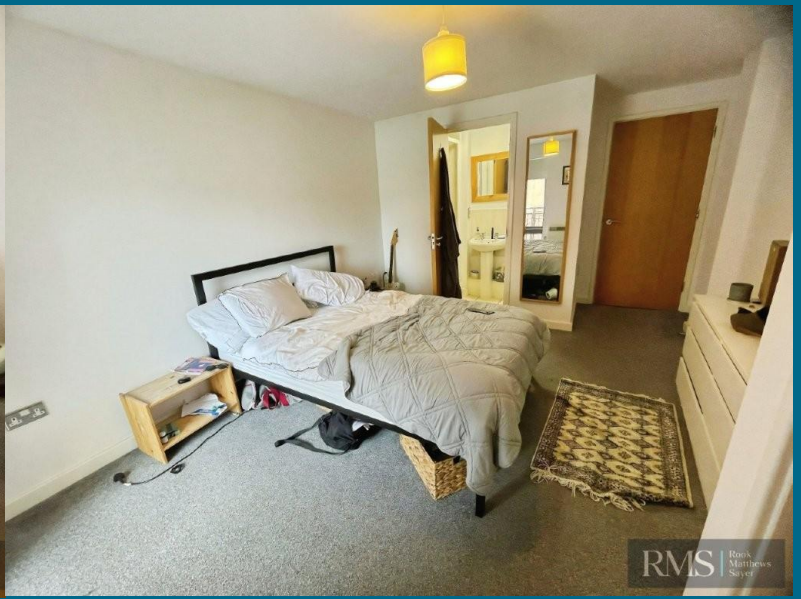
RMS Rook Matthews Sayer



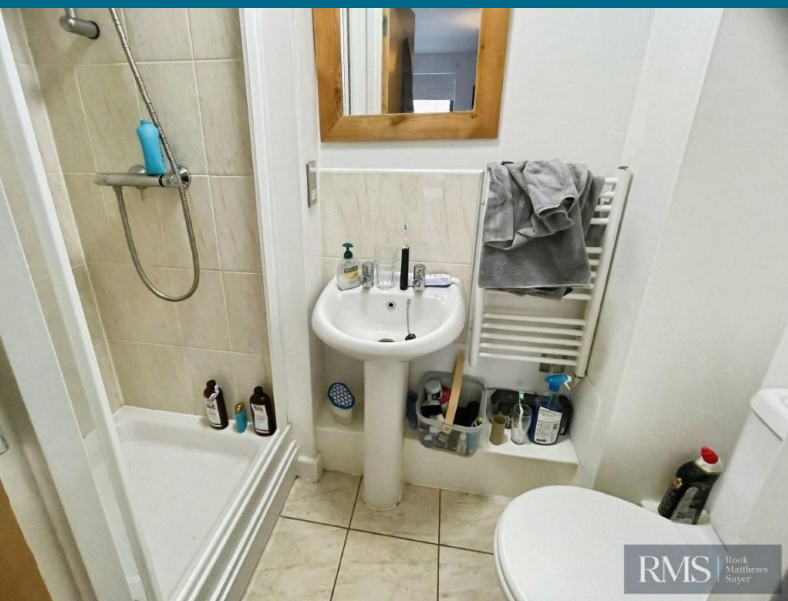
RMS Rook Matthews Sayer



RMS Rook Matthews Sayer



RMS Rook Matthews Sayer



RMS Rook Matthews Sayer



RMS Rook Matthews Sayer

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: One 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: 250 years (less 1 day) from 15 November 2001

Ground Rent: £150 per annum.

Service Charge: £3,128.94 per annum

COUNCIL TAX BAND: D

EPC RATING: B

JR4754.CW.MB.14.5.26.V.2

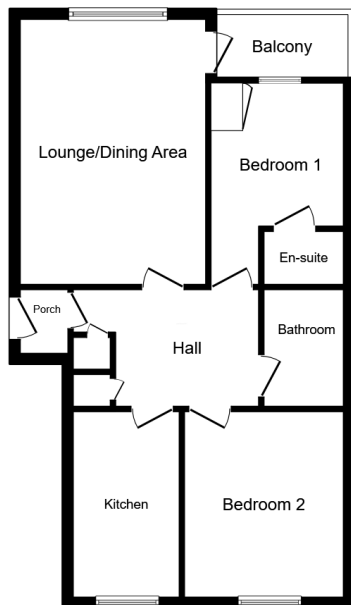


T: 0191 281 6700

jesmond@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

Apartment 140 Baltic Quay, Mill Road, NE8 3QY



Floor Plan

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, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 81 B | 86 B |
| 69-80 | 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@rmsestateagents.co.uk

