



## 55 Degrees North | Pilgrim Street | City Centre

# £160,000

\* Ninth-Floor City Living with Skyline Views, Lift Access and Allocated Parking! \*

Wake up above the city and enjoy Newcastle's skyline from this impressively spacious two-bedroom apartment, positioned on the ninth floor of the iconic 55 Degrees North development with lift access. Bright, modern and brilliantly located, this apartment delivers everything you could want from city centre living - generous rooms, fantastic views and the rare bonus of an allocated parking bay. Secure, video entry system and communal hallway with concierge and lift up to the 9th floor. Welcoming and spacious hallway with useful storage lead into the apartment and through to the open-plan lounge, dining kitchen, a sociable space made for relaxed evenings, entertaining friends or simply enjoying the views across Newcastle. The kitchen includes a breakfast bar, perfect for morning coffee, casual dining or working from home. Both bedrooms are genuine doubles. The principal bedroom is particularly impressive, featuring its own dressing area with fitted storage and an en-suite shower room. A separate bathroom with shower completes the accommodation. With Newcastle City Centre right on your doorstep, this is an ideal home for anyone wanting space, convenience and a vibrant, urban lifestyle without compromising on parking or views. Offered with vacant possession, the apartment is ready for its next owner to move straight into and make it their own. Electric heating, double glazing.

**RMS** | Rook  
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**Ninth Floor City Centre Apartment**

**Convenient Lift Access**

**Fabulous Skyline Views**

**No Onward Chain**

**Open Lounge/Dining Kitchen**

**Two Double Bedrooms**

**En-Suite and Bathroom**

**Allocated Parking Bay**

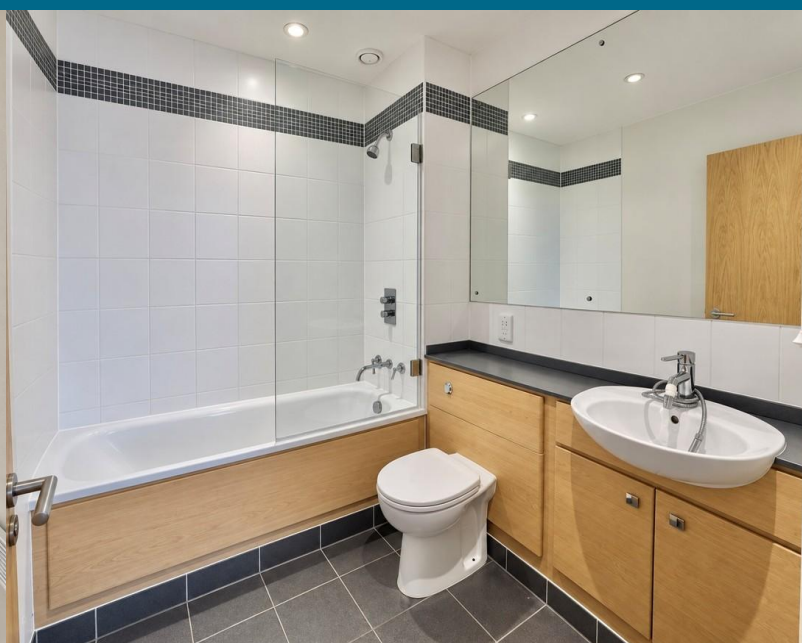
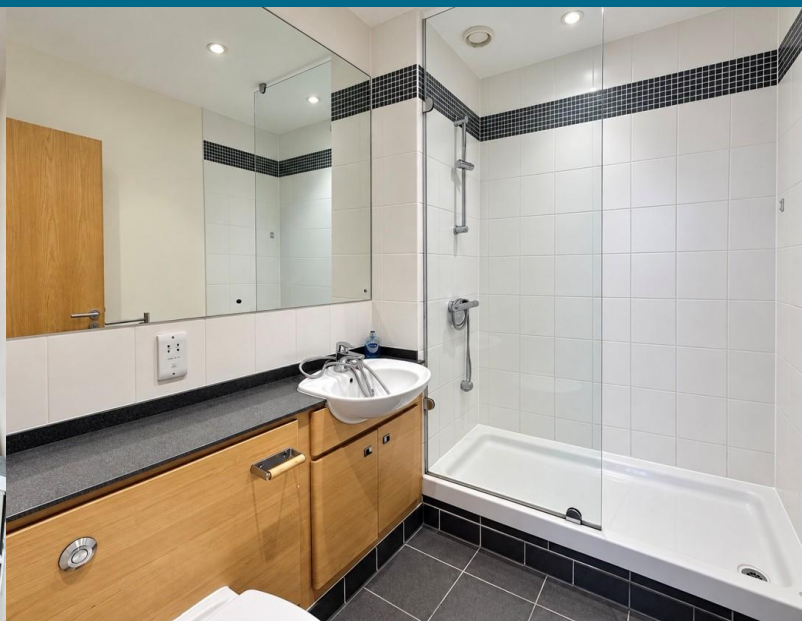
For any more information regarding the property please contact us today



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Secure Video Entry System into:

**COMMUNAL HALLWAY:** With concierge service, (certain hours), secure mailboxes, lift up to:

**NINTH FLOOR:** Communal Landing, door to:

**ENTRANCE HALLWAY:** Bright and airy "L" shaped hallway with large storage cupboard, also housing hot water tank. Engineered wood flooring, electric radiator, door to:

**LOUNGE/DINING KITCHEN:** (front): 8.61m x 3.21m, (28'3 x 10'6), with stunning views over the city centre skyline this bright and open living and dining kitchen is perfect for cosy nights, entertaining or simply enjoying the views, with large, double glazed windows, spacious lounge area, breakfast bar opening through to the kitchen. Incorporating a range of base and drawer units, roll edge worktops, integrated electric oven, hob and hood, integrated fridge, freezer and dishwasher, engineered wood flooring to the kitchen, spotlights, single drainer sink unit with mixer taps, electric radiator

**BEDROOM ONE:** (front): 3.80m x 3.07m, (12'6 x 9'10), what a view to wake up to! Stunning city skyline views from the large, double glazed picture windows, electric radiator, dressing area with fitted wardrobes, door to:

**EN-SUITE SHOWER ROOM:** Contemporary and stylish en-suite with double shower cubicle, shower, vanity sink unit with mixer taps and shower spray, low level w.c. with recessed flush, chrome radiator, tiled floor, tiled shower and splashbacks, spotlights to ceiling

**BEDROOM TWO:** (front): 3.84m x 2.97m, (12'7 x 9'9), spacious double bedroom with stunning views from the large double glazed windows, electric radiator

**BATHROOM:** Stylish and contemporary bathroom, showcasing, bath with wall mounted taps, chrome shower, vanity sink unit with mixer taps and spray, low level w.c. with recessed flush, tiled floor, tiled shower area, chrome radiator, spotlights to ceiling

**EXTERNALLY:** Allocated parking bay

**BATHROOM:** Stylish and contemporary bathroom, showcasing, bath with wall mounted taps, chrome shower, vanity sink unit with mixer taps and spray, low level w.c. with recessed flush, tiled floor, tiled shower area, chrome radiator, spotlights to ceiling

**EXTERNALLY:** Allocated parking bay

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated Bay

#### **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

#### **RISKS**

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): None

Outstanding building works at the property: No

#### **ACCESSIBILITY**

This property has

- Lift Access

#### **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: 125 years from 2002. 103 years remaining

Ground Rent: £150 per year

Service Charge: £366.53 per month. Next review January 2027

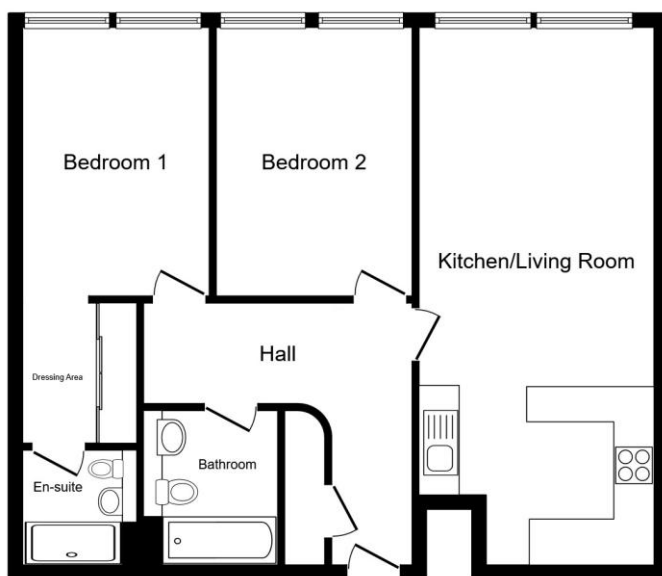
#### **COUNCIL TAX BAND: D**

#### **EPC RATING: C**

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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](http://www.Propertybox.io)

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 76 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.