



**2**



**1**



**1**

- 2 Bed Second Floor Apartment
- Secure Entry System
- Breakfasting Kitchen with Views
- Ideal for a Professional Person/Couple

- Fabulous Quayside Location in Iconic Building
- Available Furnished - Children Welcome
- Bathroom/WC with Spa Bath & Shower

- High Ceilings - Considerable Character & Charm
- Views to the Tyne Bridge, High Level Bridge, Side, Sandhill & Guildhall
- Convenient for Amenities

A rare opportunity to rent a furnished 2 bedroomed second floor apartment within an iconic building in the heart of Newcastle's bustling Quayside. Approached via a secure entry system with communal entrance hall and stairs to the second floor, the property has electric heating with secondary glazing. The Reception Hall has access to the loft and leads to the irregular shaped Lounge, with corniced ceiling and views towards the Tyne and High Level Bridges, Side, Sandhill and the Guildhall, and is open to the Breakfasting Kitchen, with wall and base units, sink unit, split level oven, 4 ring ceramic hob with stainless steel/glass extractor over, integral fridge, freezer and auto washer with matching doors, a breakfast bar and great views. Bedrooms 1 and 2 are both double, with the Bathroom/WC having a low level wv, pedestal wash basin with mirror over, double ended spa bath with electric shower over, fully tiled walls and chrome towel warmer.

With high ceilings and other features, this property has considerable character and charm, making it ideal for a professional person or couple.. The property is superbly placed for all the amenities of the Quayside, the city centre facilities close at hand.

#### Reception Hall

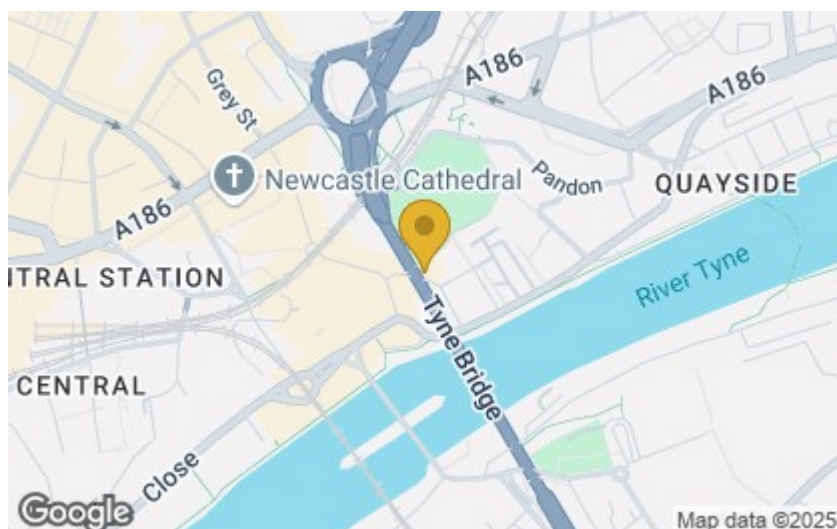
**Lounge 13'3 x 23'3 (max) (4.04m x 7.09m (max))**

**Breakfasting Kitchen 10'2 x 8'4 (3.10m x 2.54m)**

**Bedroom 1 10'6 (+ recess) x 17'0 (max) (3.20m (+ recess) x 5.18m (max))**

**Bedroom 2 7'9 x 11'9 (max) (2.36m x 3.58m (max))**

**Bathroom/WC 7'5 x 8'8 (max) (2.26m x 2.64m (max))**



EPC Rating: D  
Council Tax Band: C  
City Centre Location

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.