

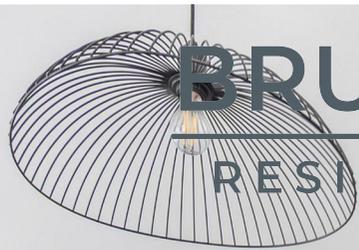
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QUAYSIDE, NEWCASTLE UPON TYNE, NE1

Offers Over £185,000



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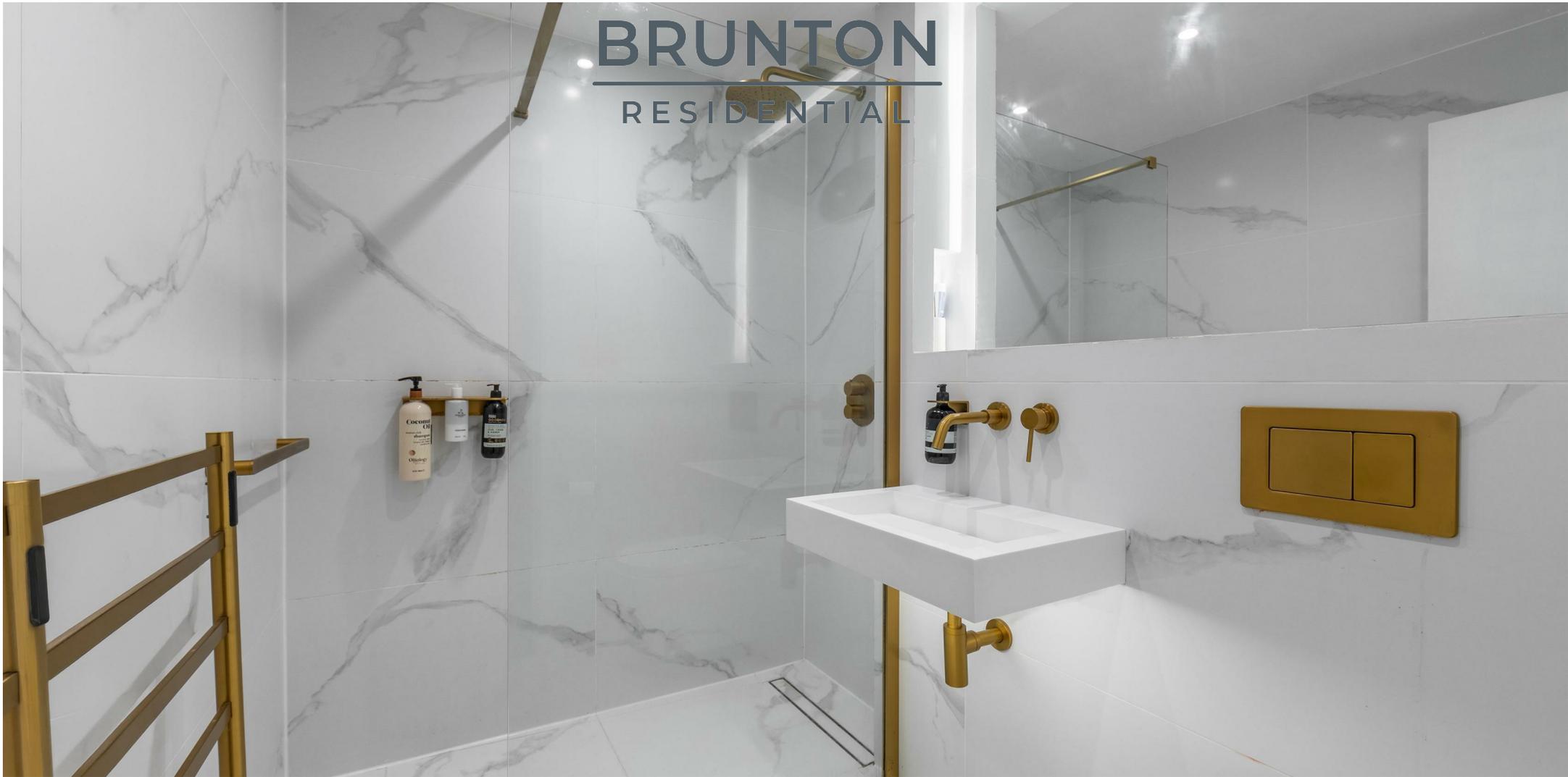
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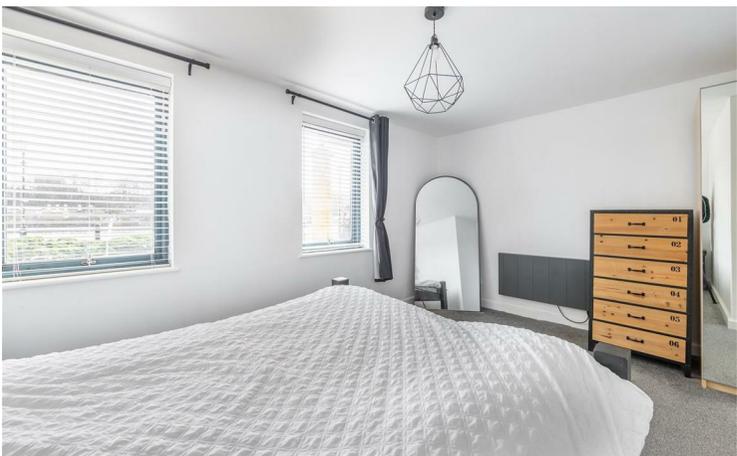
Super Stylish Ground Floor Apartment Located at Mariners Wharf on Newcastle's Vibrant Quayside, Offering Contemporary Open-Plan Living with Stunning Views Over the River Tyne. Benefitting from a Great Re-fitted Kitchen, Re-Fitted Bathroom, Two Double Bedrooms & Garage!

The accommodation opens into an impressive open-plan kitchen, dining and living space, featuring a modern range of fitted units, integrated appliances and a striking waterfall-edge island with breakfast bar. Large windows flood the space with natural light, creating an excellent environment for both everyday living and entertaining. A hallway leads to two well-proportioned double bedrooms, both enjoying river views, alongside a luxurious family bathroom fitted with Lusso fixtures and a three-piece suite. Externally, the property benefits from a garage and parking for up to two vehicles, a rare advantage for Quayside living.

Positioned on Newcastle's Quayside, Mariners Wharf offers immediate access to an array of restaurants, bars, cafés and cultural attractions, as well as scenic riverside walks. Mariners Wharf is also perfectly located just a short walk away from Newcastle Central Station and nearby Metro links, providing convenient connections throughout the region and further afield.

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The internal accommodation comprises an entrance vestibule that opens directly into an impressive open-plan kitchen, dining and living area. The kitchen-diner features a wonderful array of fitted wall and base units, a number of integrated appliances, and a waterfall-edge island with a breakfasting bar. This space is absolutely fantastic for entertaining and also has multiple windows, allowing plenty of natural light. From here, the accommodation leads through to a hallway which gives access to two bedrooms, both of which are comfortable doubles and enjoy wonderful views over the River Tyne. The family bathroom, located to the rear of the accommodation, benefits from Lusso fixtures and fittings, tiled walls and tiled flooring, and incorporates a well-appointed three-piece suite.

Externally, the property also benefits from a garage, along with parking for up to two vehicles, which is a real rarity on the Quayside.



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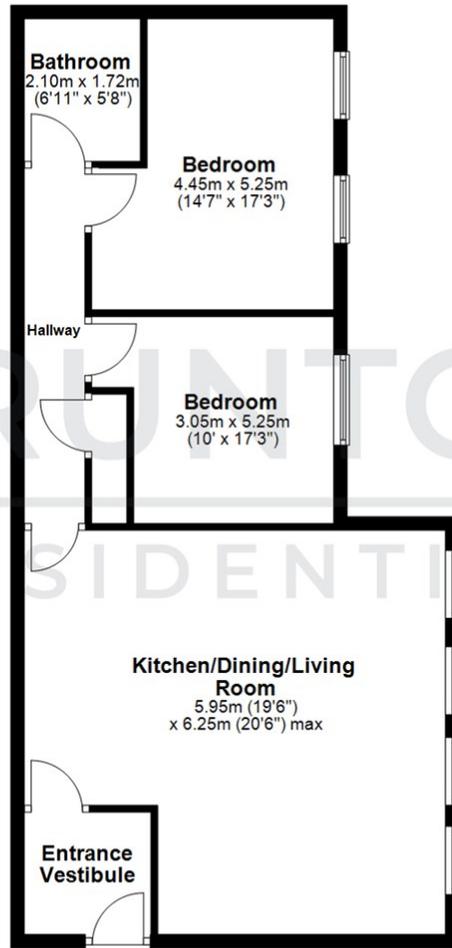
TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : E

Ground Floor
Approx. 71.8 sq. metres (772.5 sq. feet)



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			75
		48	
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			