







- Exclusive Address
- Three Bedrooms
- No Upper Chain
- Lift To All floors
- Leasehold
- Top Floor Apartment
- En-Suite Facility
- Garage & Communal Gardens
- Council Tax Band \*C\*
- Call For More Information





**\*\* Video Tour on our YouTube Channel | <https://youtu.be/1Rlyk5lqk4c> \*\***

## LUXURY APARTMENT WITH GARAGE IN PRESTIGIOUS ADDRESS

This superb, three-bedroom, top floor apartment is positioned in Marlborough House, an exclusive development, located on the highly desirable Hollywell Avenue. Offered for sale with the benefit of no upper chain.

The property is accessed via a communal entrance with access to an elevator and briefly comprises: - private entrance hall with plenty of storage, very generous-sized main reception room. There is a well-appointed kitchen with fitted appliances and a range of wall and floor units with complimenting work surfaces. There are three bedrooms- the main with an en-suite facility, and a further shower room WC. Further benefits include gas central heating and double glazing.

The flat comes with a single garage which is part of a block to the back of the development, as well as well-kept communal gardens.

The Whitley Bay area is very much in demand, and we are seeing strong interest in properties. The location offers a great lifestyle choice, with access to many essential amenities, including local shops and travel links. The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by, so you have a direct route to the coast and Newcastle city centre. Living at the coast comes with the benefit of having stunning beaches on your doorstep.

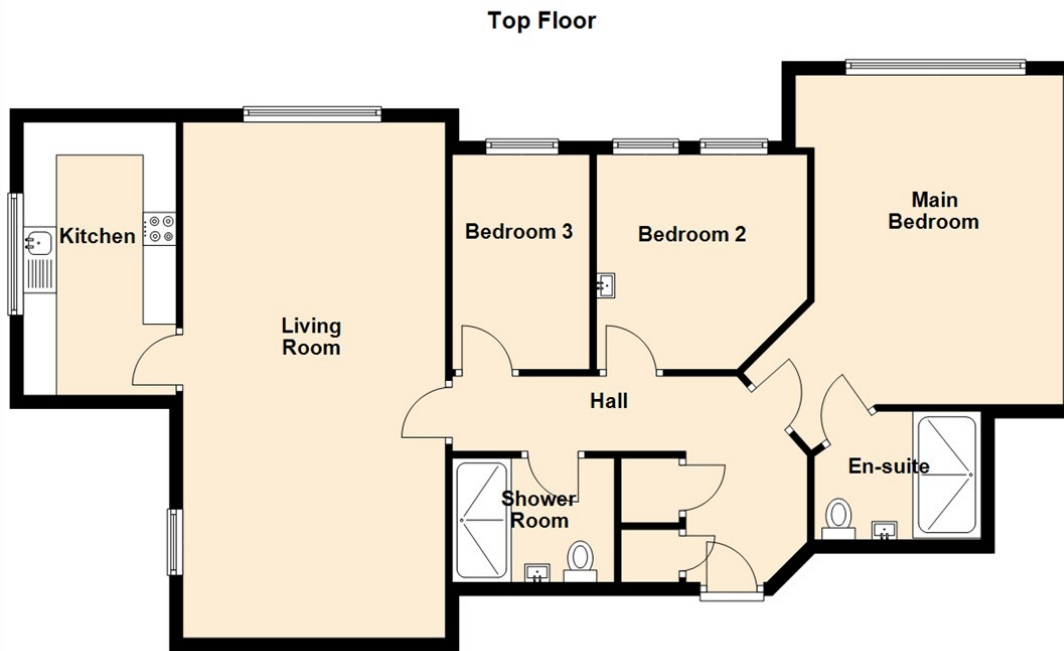
To arrange a viewing or for more information, call our coastal branch on 0191 257 2000.

### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*C\*.






Living Room 25'7" x 13'0" (7.80 x 3.97)

Kitchen 13'6" x 7'6" (4.13 x 2.31)

Main Bedroom 16'4" x 14'2" (4.98 x 4.33)

Bedroom Two 10'7" x 10'5" (3.25 x 3.19)

Bedroom Three 10'7" x 6'9" (3.25 x 2.08)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

## The difference between house and home

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