



## 2 bed apartment to buy in NE1

Hanover Street, Newcastle upon Tyne,  
Tyne and Wear, NE1 3AB

**£125,000** Offers Over

🛏 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Allocated Parking Space
- ✓ Close To Local Amenities
- ✓ Tenanted for £1100pcm
- ✓ Two Bedrooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

## Description

\*\* Calling all investors \*\*

Pattinson Estate Agents are pleased to welcome this two bedroom apartment to the market for sale.

The property is currently tenanted achieving £1100pcm.

The accommodation briefly comprises: entrance hall, open plan lounge/dining area/kitchen, Master bedroom with en-suite, A very spacious second double bedroom and family bathroom. Externally there is also an allocated secured parking space.

This modern and spacious apartment is located at the popular Hanover Mill development on the Newcastle Quayside. The property is within walking distance of Newcastle city centre with easy access to local metro, central train station and the A1 motorway.

Please contact our West Road branch now to register any interest: 0191 272 5880 or via email [west.road@pattinson.co.uk](mailto:west.road@pattinson.co.uk)

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 106

Annual Service Charge Amount: £3,000.00

Service Charge Review Period: Year

Price: Offers Over £125,000

Property Type: Apartment

Parking: Allocated

Heating: Electric

## Front External



## Living Room

2.60m x 2.24m (8'6" x 7'4")



## Kitchen

2.82m x 1.73m (9'3" x 5'8")



## Bathroom 1

4.09m x 1.73m (13'5" x 5'8")



## En suite

2.40m x 1.30m (7'10" x 4'3")



## Bathroom

2.02m x 1.67m (6'7" x 5'5")




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## Bedroom 1

3.70m x 2.24m (12'1" x 7'4")





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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