





# 94 Baltic Quay, NE8 3QX 2 BEDROOM £159,950 Leasehold

## **PROPERTY FOR SALE**

MANSON PROPERTY CONSULTANTS LIMITED 5 HOLLY AVENUE WEST. JESMOND. NEWCASTLE UPON TYNE. NE2 2AR TEL. 0191 209 2222. FAX. 0191 209 2233. EMAIL/WEB INFO@MANSONS.NET VAT REGISTRATION INC. 756012155, REGISTERED IN ENGLAND No. 0416789, ADDRESS OF REGISTERED OFFICE RMT, GOSFORTH PARK AVENUE, GOSFORTH, NEWCASTLE UPON TYNE, NE2 860



## Summary

Mansons are delighted to bring to the sales market this two-bedroom apartment located on Baltic Quay in Gateshead. Situated within walking distance of cultural venues, contemporary bars & restaurants, it also has great road links to Newcastle city centre and the surrounding areas.

The accommodation on offer comprises ;communal entrance, reception hall, entrance hallway with lift and stairs to all floors. Living room with door to a tiled balcony affording views over the River Tyne and bridges. Kitchen with wall and floor units and integrated appliances. Two bedrooms, one with en suite and built in wardrobes. Bathroom with white suite and tiled splash backs.

Benefiting from security intercom, sealed unit double glazing and electric heating, viewings are strongly recommended to appreciate the accommodation on offer.

## **Key Features**

#### Location

Mansons are delighted to bring to the sales market this two-bedroom apartment located on Baltic Quay in Gateshead. Situated within walking distance of cultural venues, contemporary bars & restaurants, it also has great road links to Newcastle city centre and the surrounding areas.

The accommodation on offer comprises ;communal entrance, reception hall, entrance hallway with lift and stairs to all floors. Living room with door to a tiled balcony affording views over the River Tyne and bridges. Kitchen with wall and floor units and integrated appliances. Two bedrooms, one with en suite and built in wardrobes. Bathroom with white suite and tiled splash backs.

Benefiting from security intercom, sealed unit double glazing and electric heating, viewings are strongly recommended to appreciate the accommodation on offer.

**OnTheMarket.com** 





Environmental Impact (CO2) Rating

Very environmentally triendly - low er CO2, emissions

(92 A)

(93-64)

(93-64)

(93-64)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

(150)

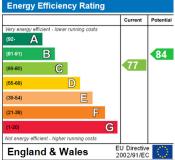
(150)

(150)

(150)

(150)

(1







### THE PROPERTY COMPRISES

#### **Communal Entrance**

Reception area, stairs and lift to seventh floor landing.

#### **Entrance to Apartment**

Lobby, double cupboard, door through to hallway, double cupboard with water cylinder.

#### **Living Room**

Wall mounted electric radiator, security intercom and door to... 5.74m (18'10'') x 3.87m (12'9'')

#### **Balcony**

Balcony with tiled floor, metal railings, view of Tyne River and Millennium Bridge.

#### **Kitchen**

Fitted wall and floor units, one and a half stainless steel sink and drainer unit, integrated ceramic hob, electric oven, integrated washing machine, slim line dishwasher, fridge/ freezer, splash backs, tiled floor and wall mounted electric heater.

3.30m (10'10") x 2.05m (6'9")

#### Bedroom 1

Built in wardrobe with sliding door, wall mounted electric heater and door to... 3.85m (12'8'') x 3.37m (11'1'')

#### **En-suite**

White suite, built in shower with folding door, basin, W.C, heated towel rail, shaver socket, extractor fan, tiled splash back and floor.







MANSON PROPERTY CONSULTANTS LIMITED 5 HOLLY AVENUE WEST. JESMOND. NEWCASTLE UPON TYNE. NE2 2AR TEL. 0191 209 2222. FAX. 0191 209 2233. EMAIL/WEB INFO@MANSONS.NET VAT REGISTRATION NO. 7560/2155, REGISTERED IN ENGLAND No. 046/789, ADDRESS OF REGISTERED OFFICE.RMT, GOSFORTH PARK AVENUE, GOSFORTH, NEWCASTLE UPON TYNE, NE2 2860



