



**94 Baltic Quay, NE8  
3QX**

**2 BEDROOM**

**£159,950 Leasehold**

**PROPERTY FOR SALE**



## 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.

\*Investment opportunity\* Property tenanted .  
Current rental £1020 pcm  
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.

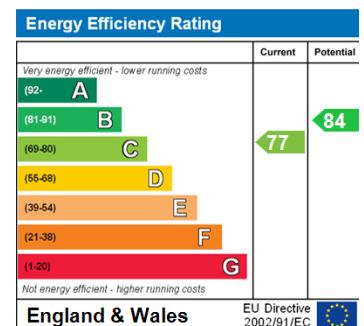
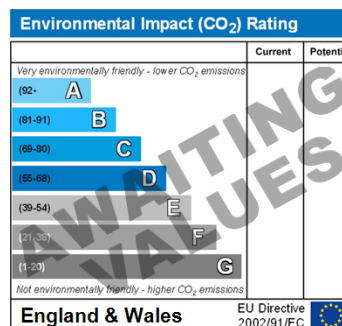
## Key Features

## Location

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\*\*"Please note this property is in a building deemed to fall into the category of the Building Safety Act





## 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.

