

GEORGE F. WHITE



FLAT 4, CLAYTON HOUSE

33 BATH LANE ■ NEWCASTLE UPON TYNE ■ NE4 5SP

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Gateshead 3 Miles • Washington 9 Miles • Sunderland 15 Miles

Well presented second floor flat • One double bedroom • One secure, off road parking space • Recently redecorated • Convenient location • No onward chain

Guide Price £110,000

Wolsingham 01388 529579
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Energy Performance Certificate
This property is currently rated 'D'.



The Area

The property is located on the north bank of the River Tyne, situated close to the City Centre and Quayside. For the commuter the A68 and A1 (M) provide links throughout the region and the east coast mainline railway station and Newcastle international airport offer further communications with the rest of the country. Many of the region's attractions are within a short drive beyond which can be found the delights of North Yorkshire, The Lake District, Northumberland, Scottish Borders and the East Coast.

The Property

Flat 4, Clayton House is a well presented second floor apartment situated close to the City Centre. The property would be ideally suited to a variety of purchasers, having recently been redecorated and benefitting from one secure, off road parking space.

The main entrance to the flat leads into the reception hall. Directly ahead lies the open plan kitchen/living room which enjoys a front aspect view. The kitchen is fitted with a range of modern, white high gloss base and wall mounted storage units which are topped with laminated work surfaces which incorporate a stainless steel one and a half bowl sink with mixer tap and drainer unit, as well as a breakfast bar providing space for informal dining. Tiled to splashback level, integral appliances include an electric oven, four ring hob and stainless steel extractor.

The master bedroom is located to the front elevation, and is a well proportioned double, whilst the bathroom is fitted with a white suite comprising of a low level WC, wash hand basin and corner bath with shower over.

Externally

To the rear of the property, there is a one secure, allocated off road parking space. The apartment also benefits from access to the communal roof terrace.

Directions

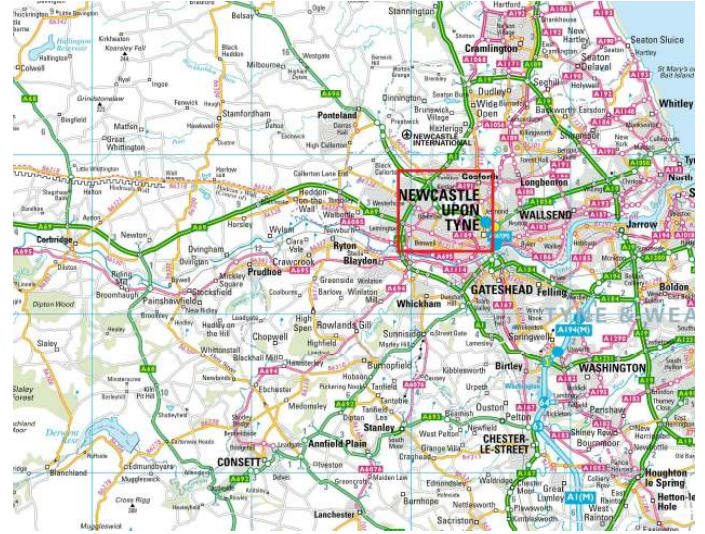
From Central Station, proceed Westwards on Neville Street, and then turn right onto St James Boulevard. Continue for approximately 0.3 of a mile and turn right onto Bath Lane.

Notes

1. The property is heated by electric storage heaters.
2. The apartment is leasehold with a term of 125 years which commenced in 1985.
3. There is a maintenance charge payable to Clayton Freehold Ltd which equates to £50 per month and covers the cost of buildings insurance, as well as the maintenance and repair of communal areas.

IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



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