



Centralofts Newcastle upon Tyne

- Mezzanine style apartment
- One bedroom
- Spacious lounge
- Fitted kitchen
- 24 hour concierge
- Parking

£ 145,000

**ROOK
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Centralofts, Waterloo Road, Newcastle upon Tyne, NE1 4AL

We are delighted to offer for sale this first floor, mezzanine style apartment, occupying a superb position in Centralofts and overlooking Waterloo Square. This modern, spacious apartment benefits from a 24 hour concierge, underground parking facility and lift access. The convenient location of the property provides easy access to Central Station, as well as a range of cafes, bars, restaurants and shops. The accommodation includes a reception hall, spacious lounge with views overlooking Waterloo Square, fitted kitchen, mezzanine bedroom and a bathroom/wc. We highly recommend viewing to appreciate the location and quality of accommodation on offer.

ENTRANCE HALL

With solid wood flooring, built-in cupboard, radiator, cupboard housing the boiler and a door to:

LOUNGE 16'1x22'2 (4.89mx6.75m)

The lounge has a window to the rear overlooking the courtyard, solid wood flooring, telephone point, television aerial point, radiator and a door to:

KITCHEN 5'8x11'0 (1.72mx3.35m)

The kitchen is fitted with a range of wall and base units, work surfaces, one and half bowl sink unit, radiator, built-in electric oven, built-in electric hob, extractor hood, integrated dishwasher, washing machine, fridge and freezer.

FIRST FLOOR LANDING

The landing has a built-in cupboard and doors leading to the bedroom and bathroom/wc.

BEDROOM 15'5x9'6 (4.70mx2.89m)

Mezzanine bedroom area.

BATHROOM/WC

The bathroom has a white three piece suite comprising; panelled bath with mains shower over, wash hand basin and a low level wc. There are part tiled walls and a tiled floor.

EXTERNALLY

There is an allocated parking space.

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	CURRENT	POTENTIAL		CURRENT	POTENTIAL
Very energy efficient - lower running costs			Very environmentally friendly - Lower CO ₂		
(92 - 100) A			(92 - 100) A		
(81 - 91) B			(81 - 91) B		
(69 - 80) C			(69 - 80) C		
(55 - 68) D			(55 - 68) D	64	65
(39 - 54) E	46	47	(39 - 54) E		
(21 - 38) F			(21 - 38) F		
(1 - 20) G			(1 - 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - High CO ₂		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

V2/VH/PH/JR3278/03/03/11

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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