



Percy Park | Tynemouth NE30 4JX

**£285,000**

There's something about waking up by the coast. Light hits differently. Coffee tastes better. Life feels good! This beautifully appointed second-floor Victorian apartment sits just a short stroll from Tynemouth Longsands, the Priory Castle and village centre with its' array of independent shops, cafes and bars. You're close enough to hear the gulls, far enough to avoid the sand in your shoes! If you're looking for beige and predictable, this it isn't. If you're looking for character, light and a proper slice of Tynemouth life - we should talk!! This is Victorian architecture meeting calm, considered design. High ceilings. Big sash windows. Light pouring in. A kitchen that feels like it belongs in a lifestyle magazine - sleek design, a generous peninsula, perfect for dining or enjoying a glass of wine, whilst something good is cooking. The living space flows beautifully; it's social without being chaotic. You can imagine winter evenings here with lamps low and the sea wind outside. Take in those views from the front windows. Overlooking a large green area, you can people watch all day, or, glance to the left and there it is: the sea and beach. This view changes with the seasons, winter frost, summer picnics and kite flyers on a windy day. Perfect! There are two double bedrooms, with the front bedroom enjoying stunning views, the re-fitted shower room is luxurious with crisp and contemporary fittings, the hallway is bright and spacious and the building itself benefits from a secure communal entrance and lobby. If you aren't walking on the beach or enjoying the local fineries, then there is a communal town patio to the rear and front forecourt garden. This beautiful home is loved. Looked after. Thought through. We can't wait for you to see it!

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**Fabulous Tynemouth Location**

**Panoramic Views**

**Luxurious Second Floor Flat**

**Substantially Upgraded**

**Open Lounge/Dining Kitchen**

**Two Double Bedrooms**

**Outstanding Shower Room**

**Beautiful Fireplace, Integrated Appliances**



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Entrance Door to:

COMMUNAL ENTRANCE HALLWAY: Victorian tiling to entrance lobby and communal hallway, staircase up to the second floor, entrance door to:

ENTRANCE HALLWAY, FLAT 6: With ample light flooding this spacious hallway, all rooms are accessed from here, with stylish Amtico flooring, spotlights to ceiling, intercom, double doors to:

LOUNGE/DINING KITCHEN: (front): 26'2 x 13'9, (7.98m x 4.19m), into alcoves, this beautiful, open plan lounge and dining kitchen flows wonderfully. Perfectly sociable without being chaotic. Enjoys the stunning views from the two, double glazed sash windows to the front, which blend perfectly with the Victorian architecture, the feature fireplace presents a gorgeous focal feature with a cast iron fire with tiled insert, tiled hearth, radiator. The kitchen feels like it belongs in a lifestyle magazine, with sleek cabinetry, Quartz worktops, large Peninsula with seating area, a superb perching place to enjoy a glass of wine, whilst cooking something good. With a range of contemporary base, wall and drawer units, contrasting Quartz worktops, integrated electric oven, induction hob with integrated extractor, built in fridge and freezer, washing machine, fitted shelving, spotlights to ceiling, Amtico flooring, sink unit with mixer taps

BEDROOM ONE: (rear): 12'6 x 9'5, (3.81m x 2.87m), plus recess, fitted storage providing ample hanging space, double glazed sash window, radiator, door down to communal rear town garden

BEDROOM TWO: (front): 12'9 x 7'9, (3.89m x 2.36m), with beautiful views over the green this spacious second bedroom, open hanging rails create a contemporary, boutique-style dressing space, radiator

SHOWER ROOM: This luxurious, re-fitted shower room is sleek and elegant with crisp, contemporary fittings, showcasing a double, walk-in shower cubicle with brass effect shower and additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, vertical brass effect radiator, spotlights to ceiling, tiled shower area and splashbacks, tiled floor, extractor fan

EXTERNALLY: Communal rear town garden, front forecourt garden area. On-street parking.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains/Gas  
Broadband: Cable  
Mobile Signal Coverage Blackspot: No  
Parking: Permit parking annual charge of £30

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

#### RESTRICTIONS AND RIGHTS

Please note that this property has a restriction and can, not be used as an Air BnB

#### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 125 years from 26.02.2016 (115 years remaining)  
Service Charge: £80.00 per annum

#### COUNCIL TAX BAND: C

#### EPC RATING: C

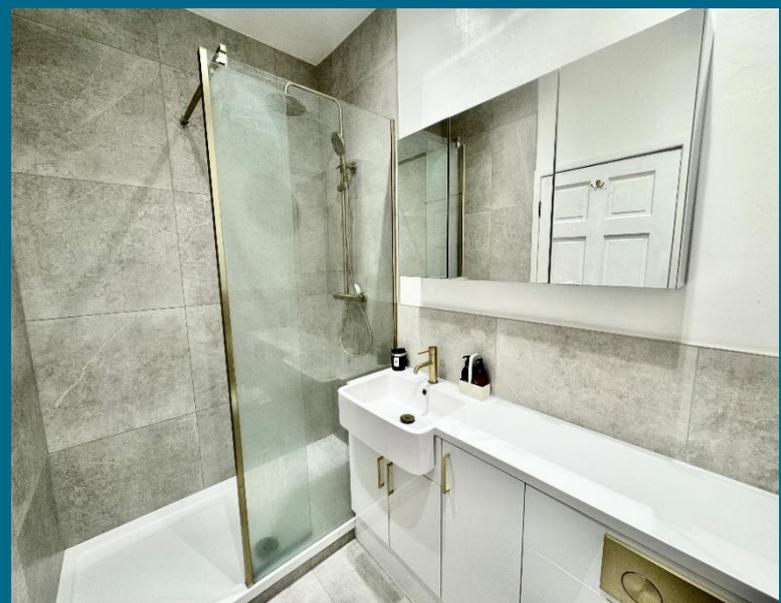
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Important Note:** Rook Matthews Sayer (RMS) 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 part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property

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