



25 Citygate

Bath Lane



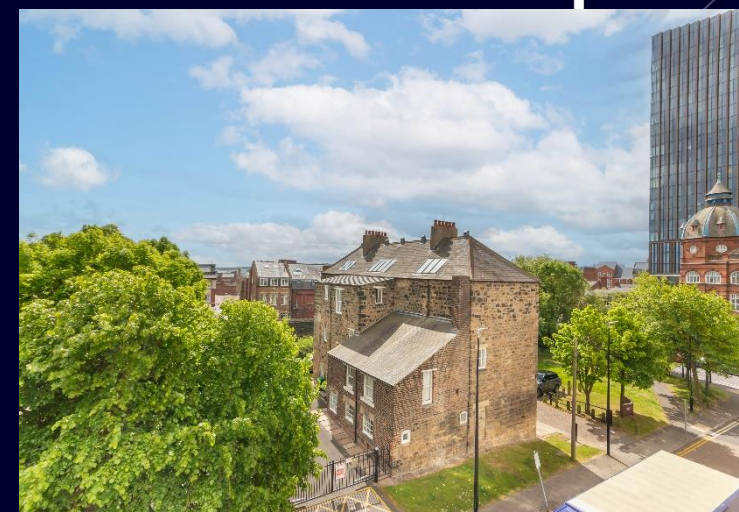
## 25 Citygate, Bath Lane

A well presented, two bedroom purpose built apartment, situated on the second floor of this desirable block within Newcastle City Centre.

Having recently undergone some redecoration and new carpets throughout, this lovely apartment benefits from two allocated parking bays, one located in the secure undercroft parking with a fob entry system and other located outside of the development.

The apartment is situated within the heart of Newcastle and offers direct accessibility to all the amenities and shops the city has to offer, as well as the RVI Hospital, St. James Park & Metro Station, as well as the Haymarket Bus Station being a short walk away.





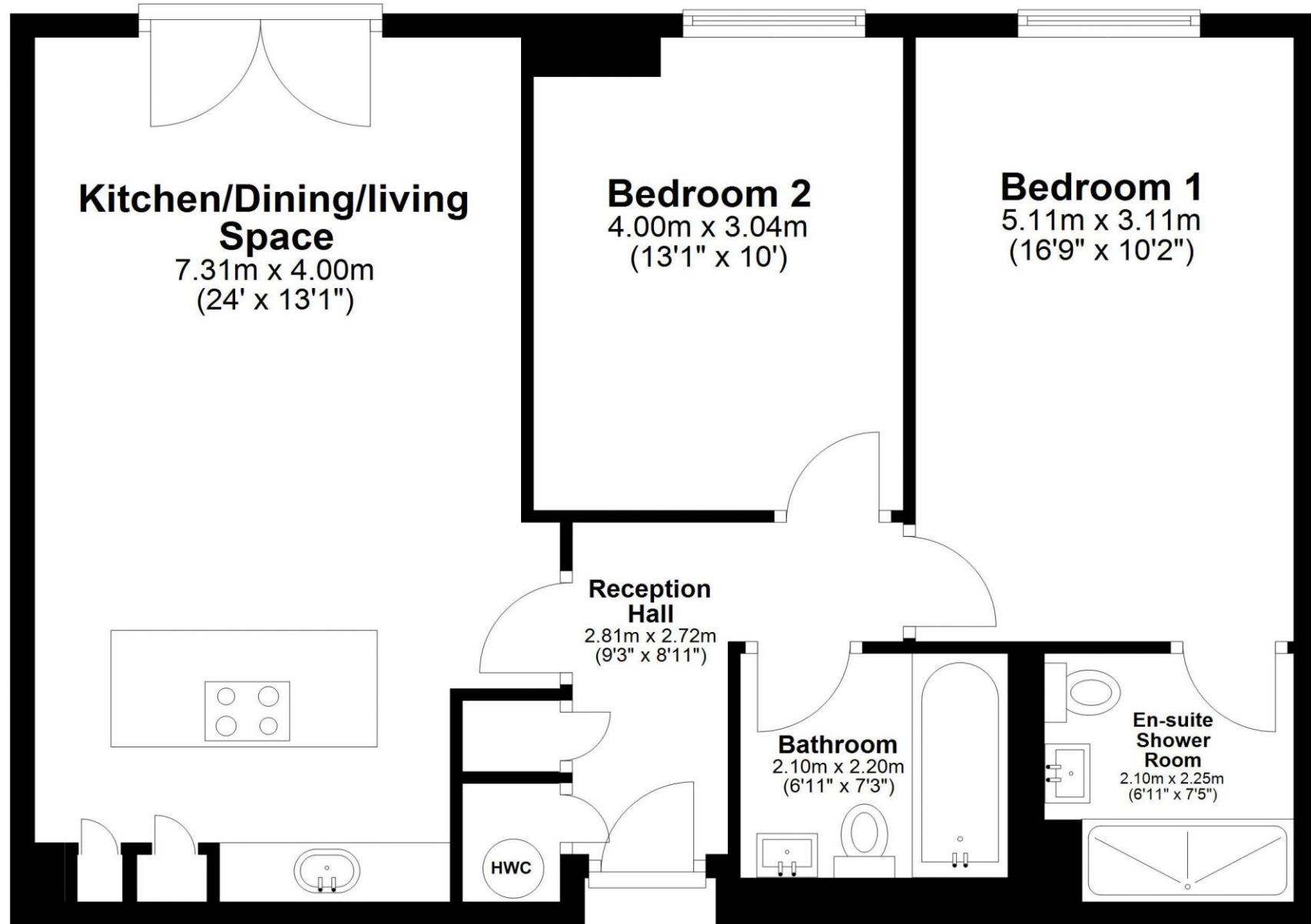
The accommodation comprises: Secure communal entrance with postage area and bin store, as well as lift and stair access to all floors | Private entrance located on the 2nd floor | Main hallway with useful storage cupboard | Generous open plan kitchen, dining & living room with fairly modern cabinetry and worktops, as well as integrated appliances. This area also benefits from a Juliet balcony | Bedroom one, a substantial double bedroom with ensuite shower room WC | Bedroom two, a further generous double | Family bathroom with a well presented three piece suite | One undercroft parking bay & one external parking bay.

Services | Mains; Electricity, Water, Drainage | Tenure; Leasehold | Lease Term Remaining; 104 Years | Ground Rent; £50 Per Annum | Service Charge; £4812 Per Annum | Council Tax; Band D | Energy Performance Certificate; Rating C

Price Guide: Offers Over £170,000

## Second Floor

Approx. 75.1 sq. metres (808.0 sq. feet)



Total area: approx. 75.1 sq. metres (808.0 sq. feet)

**25 Citygate, Newcastle Upon Tyne**



# SANDERSON YOUNG

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