



# 21 Merchants Quay, 46-54 The Close

Newcastle upon Tyne



SANDERSON  
YOUNG



21 Merchants Quay, 46-54 The Close  
Newcastle upon Tyne, NE1 3RF

**Huge Price Reduction!**

**£5000 cash back, subject to offer amount.**

**EWS1 FORM IN PLACE**

A lovely & contemporary one bedroom apartment, situated within the Merchants Quay development on Newcastle's Quayside, ideally located for the abundance of bars, cafes and restaurants, as well as only a short walk away from lovely riverwalks to the Ouseburn.

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**Price Guide:**  
Guide Price £91,950

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The accommodation comprises: Communal entrance with lift and stair access to all floors with the apartment being located on the 3rd floor | Entrance reception hallway | Open plan lounge/kitchen with a modern fitted kitchen with a range of integrated appliances | Good sized bedroom | Family bathroom which is fully tiled with a three piece suite.

Services: Mains electric, water and drainage | Tenure: Leasehold | Lease Remaining: 106 Years | Service Charge: £1580.50 per annum | Ground Rent: £150 per annum | Council Tax: Band C | Energy Performance Certificate: Rating B



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