



31C Percy Gardens

Tynemouth



31C Percy Gardens, Tynemouth, NE30 4HQ

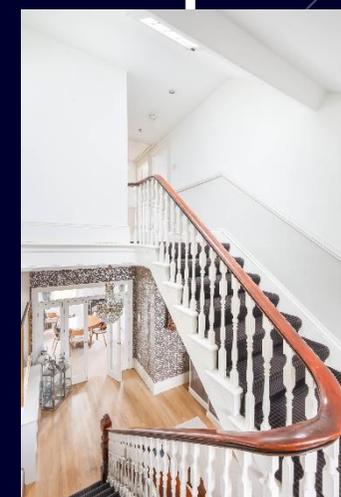
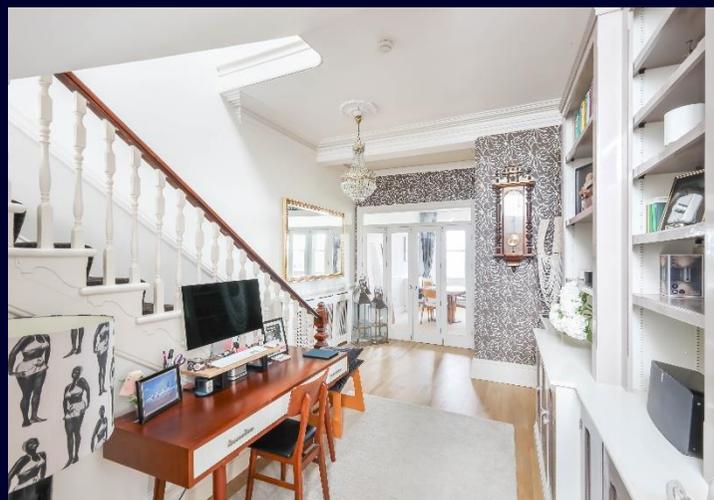
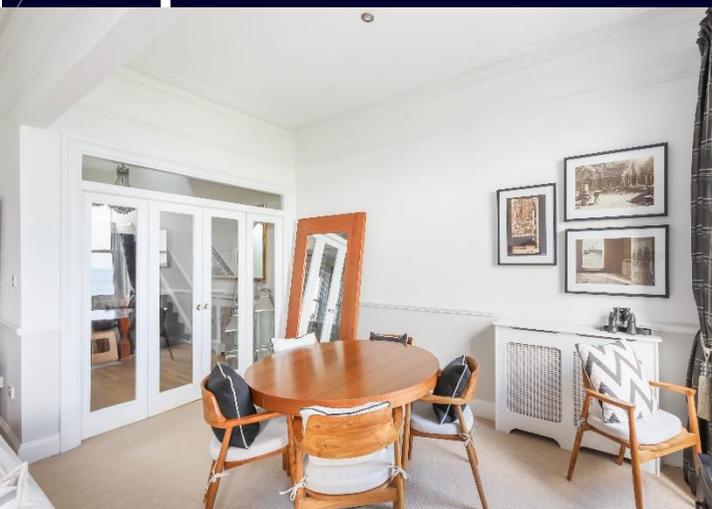
Beautifully Presented & Substantial Maisonette Apartment Boasting Three Bedrooms, Two Bathrooms, Lovely Open Plan Kitchen/Diner, Impressive Full Width Sitting Room, Rear Roof Terrace, Garage & Communal Gardens!

Ideally situated on Percy Gardens, this top two floor conversion apartment enjoys stunning views over the North Sea, the mouth of the River Tyne and the historic Tynemouth Priory. Percy Gardens is perfectly placed to provide access into Front Street, Tynemouth with its fantastic shops, cafes and amenities, as well as easy access straight onto King Edwards Bay & Longsands Beach.

Percy Gardens, which is renowned as one of the finest streets within its locality, enjoys private electronic gated access at each end with parking and well maintained communal gardens to the front including a tennis court.

Boasting in excess of 2,000 sq/ft and positioned over two floors, the internal accommodation briefly comprises: Secure communal entrance with stair access to the second floor | Private entrance leading through into the main hallway | Impressive kitchen, positioned to the rear, boasting modern cabinetry/worktops, central island with breakfast bar and integrated appliances throughout | Shower room/utility | Excellent full width drawing room, with feature fireplace and stunning views over the coastline | Bedroom three, which is a comfortable double room situated to the rear. The staircase then leads up to the top floor and onto two further spacious double rooms | Well presented family bathroom with contemporary four piece suite | Storage cupboard.





Externally, the kitchen grants access to a private roof terrace with wonderful westerly aspect, ideal for entertaining in the warmer months | Single garage | Use of the communal gardens | Secure and gated on street parking for two vehicles.

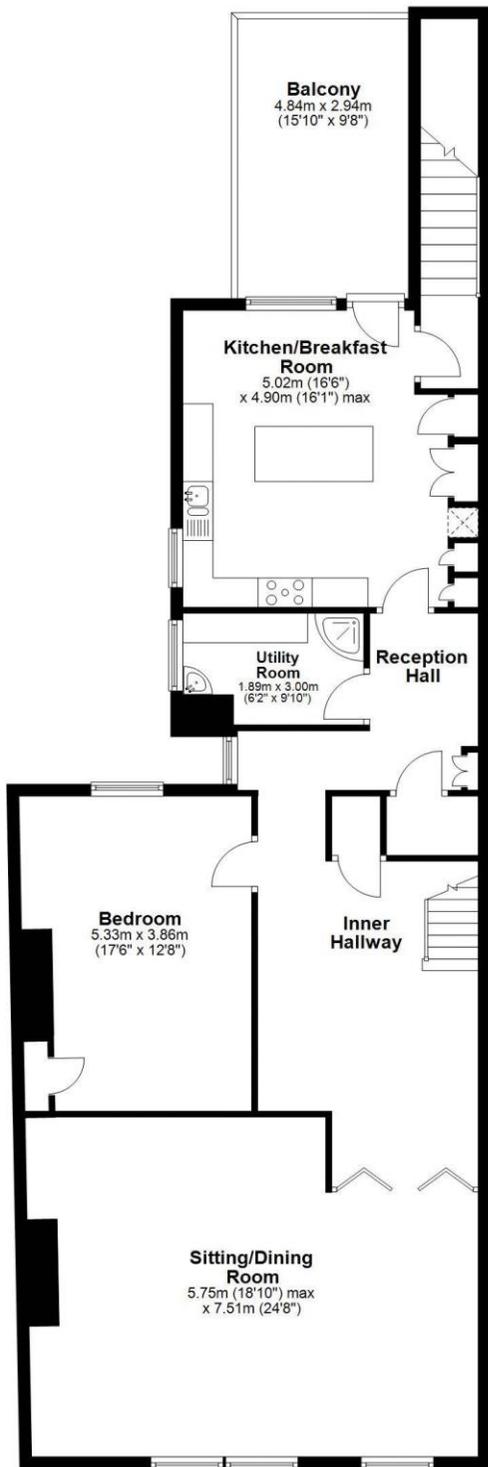
The property further benefits from granted planning permission for an inverted balcony to the top floor, alongside a new balcony to the rear with sliding glazed door access from the kitchen.

Rare to the marketplace and offered with No Onward Chain, early viewings are strongly recommended at this substantial and unique apartment!

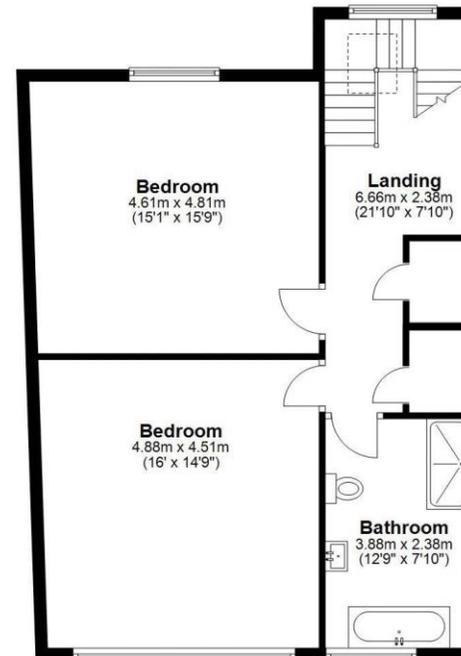
Services: Mains gas, electricity, water & drainage | Tenure: Leasehold | Lease Remaining: 102 years | Service Charge: Approximately £3,000 Per Annum | Communal Estate Charge: £515 Per Annum | Ground Rent: £100 Per Annum | Council Tax: Band D | EPC: Rating D

Price Guide: Offers Over £595,000

Ground Floor
Approx. 119.6 sq. metres (1287.8 sq. feet)



First Floor
Approx. 71.0 sq. metres (764.1 sq. feet)



Total area: approx. 190.6 sq. metres (2051.9 sq. feet)

31C Percy Gardens, Tynemouth







SANDERSON
YOUNG

Regional Gosforth Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
gosforth@sandersonyoung.co.uk
0191 213 0033