



2

2 TRINITY COURTYARD | ST PETERS BASIN | NEWCASTLE UPON TYNE



2 Trinity Courtyard

**ST PETERS BASIN, NEWCASTLE UPON TYNE,
TYNE AND WEAR, NE6 1TS**

This three storey townhouse is located on the banks of the River Tyne close to Newcastle city centre within the sought after residential development of St Peters Basin and would suit a wide range of perspective purchases.





Accommodation comprises:

Ground Floor: Entrance Hallway, Cloakroom/WC, Dining Kitchen.

First Floor: Landing, Sitting Room, Bedroom 2.

Second Floor: Landing, Master Bedroom, Ensuite Shower Room, Bedroom 3, Family Bathroom/WC

Outside: Block Paved Driveway, Off Street Parking, Integral Garage, Rear Garden, Balcony.

Situation:

Built circa 25 years ago, St Peter's Basin is a sought after location set around a marina, on the banks of the world famous River Tyne. A short walk from Newcastle city centre and Quayside, this is a sought after location with young professionals and families, as well as investors due to its central location and access to all amenities. Newcastle city centre has all that you would expect from a thriving urban setting. Its main rail line station connects to London Kings Cross in circa 3.5 hours. To the east there is a beautiful coastline. To the north, the Northumberland countryside offers rugged landscapes all within easy reach of this city centre location.

Description:

2 Trinity Courtyard is a three storey townhouse heated with gas central heating and versatile accommodation which will have to be viewed to be appreciated, both for its setting and accommodation on offer. Accessed from the driveway into the entrance hallway where there is a cloakroom/WC and stairs off to the first floor. A door connects to the integral garage and to the rear of the property is the dining kitchen which is a good size and has sliding patio doors leading out to the rear garden.

The kitchen is fitted with a range of wall and base units with complementary work surfaces and integral gas hob with electric oven, whilst there is also plumbing for both a washing machine and dishwasher.

The first floor landing has stairs leading up to the second floor. The sitting room has two windows looking out over the rear garden, as well as a door connecting through to the balcony and bedroom 2 is a double with a window to the front. On the second floor is the master bedroom suite which comprises a large double room, as well as double doors opening through to an impressive ensuite shower room with double shower, was basin and WC. Bedroom 3 is the third double room, this time towards the front elevation. Finally is the family bathroom, with modern white three piece suite and tiled walls.

Outside:

Block paved driveway leads from the courtyard and allows for off street parking, as well as access to the integral single garage. Towards the rear of the property is a courtyard garden and a balcony from the first floor sitting room.

GENERAL REMARKS:

Fixtures and Fittings:

The items specifically mentioned in the particulars of sale are included in the sale price.

Services:

Mains water, mains electricity, mains drainage and mains gas central heating.

Postcode:

NE6 1TS

Outgoings:

Council Tax Band D

EPC Rating D

Viewing:

By appointment through Rettie Newcastle, 101 St Georges Terrace, Jesmond, Newcastle, NE2 2DN, 0191 3389999

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Newcastle LLP, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to be knowledgeable that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Particulars Prepared

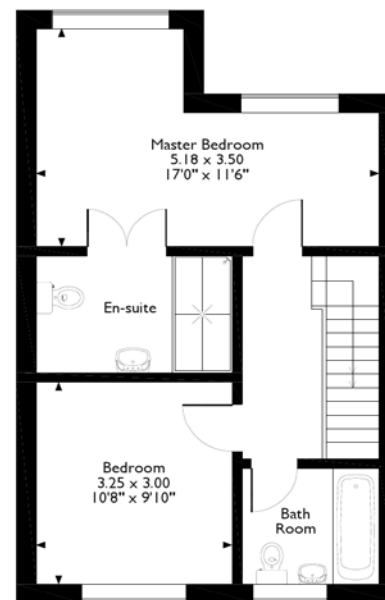
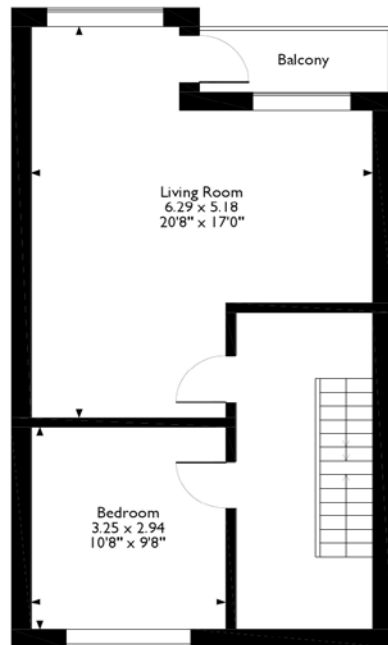
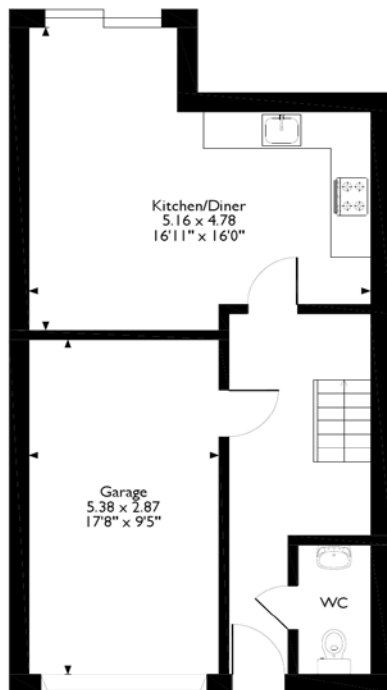
January 2016

2 Trinity Courtyard, Newcastle upon Tyne
 Approximate Gross Internal Area
 1486 Sq Ft/142 Sq M

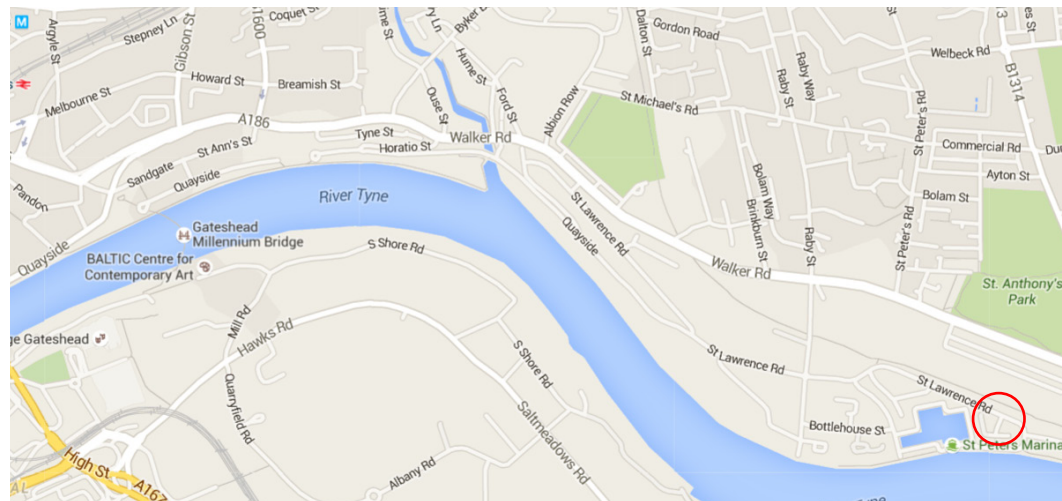


RETTIE

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