



For Sale



167 Melbourne Court, Howard Street NE1 2AT

Located within a five minute walk from the Quayside this SPACIOUS apartment with two DOUBLE bedrooms comprises of a lounge, kitchen, bathroom with SEPARATE WC, excellent storage facilities and residents parking. The City Centre and both Universities are easily accessible making this property a great buy for investors or first time buyers. Available with vacant possession and no onward chain.

The communal area provides LIFT and stair access to the second floor apartment. Once inside the apartment the internal staircase leads to the accommodation. The lounge is located at the rear of the apartment overlooking Gibson Street. The room is of GENEROUS PROPORTIONS with a large aluminium coated window, neutral decor, carpet flooring and a useful, WALK IN STORAGE ROOM which has potential for a range of different uses. The kitchen runs alongside the lounge and features a range of wall and base units, integrated electric oven and hob, tiled splash back, vinyl floors and storage cupboard housing the water tank.

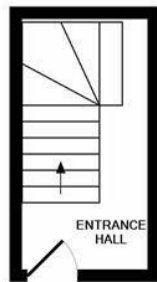
To the front of the property are two double bedrooms both are neutrally decorated with carpet flooring. The bathroom is located in the middle of the property and features a bath with electric shower over and wash hand basin. The WC is housed separately. There is additional hallway and under-stair storage, a video entry telephone system and aluminium coated windows, through out.

- Home Buyers or Investors
- No Onward Chain
- Second Floor Apartment
- Two Double Bedrooms
- Spacious Lounge
- Separate WC
- Lift Access
- Residents Parking
- Ideal Quayside Location
- EPC Rating C

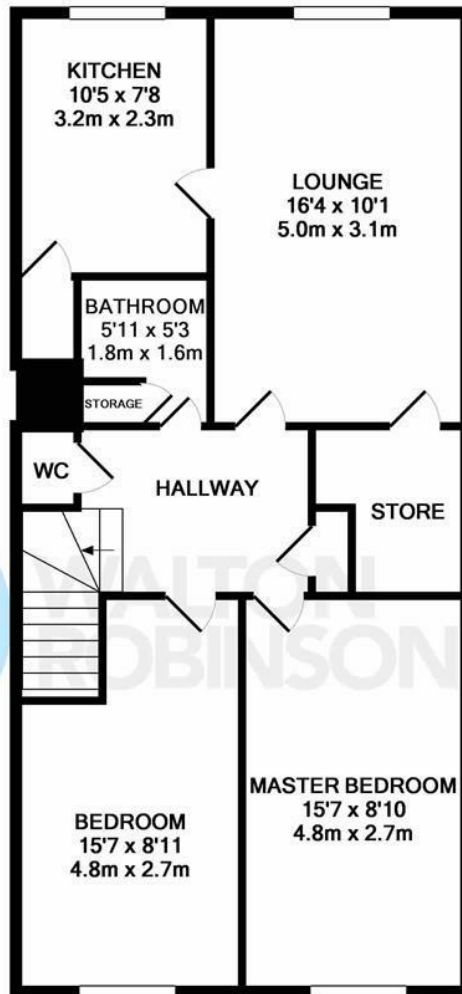
Price £94,500 Leasehold

101 Percy Street, City Centre, Newcastle upon Tyne, NE1 7RY

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ENTRANCE FLOOR
APPROX. FLOOR
AREA 56 SQ.FT.
(5.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 681 SQ.FT.
(63.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 737 SQ.FT. (68.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	84
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		68	74
EU Directive 2002/91/EC			