



## 7 Falconars Apartments, Clayton Street NE1 5PE

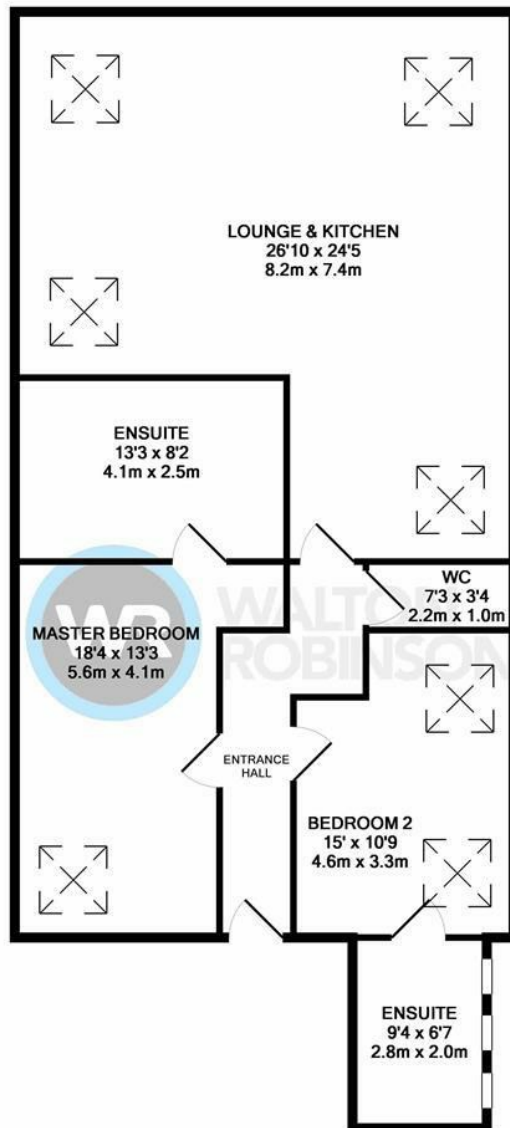
STYLISH TOP FLOOR CITY CENTRE APARTMENT with TWO FULLY TILED EN-SUITE BATHROOMS available with VACANT POSSESSION. Additionally, there is a large, open plan kitchen / lounge which features a comfy corner couch, dining table with chairs and fabulous kitchen area which comes fully fitted with all essential appliances. There is a wall mounted TV included in the living room and another in the bathroom, perfectly positioned for relaxing in the luxurious roll top bath!

Having TWO BATHROOMS is absolutely ideal for a couple, family or two friends sharing this gorgeous property. Competitively priced and located in a prime central location, all of the shops and restaurants Newcastle has to offer are right on the doorstep. Both universities are only a short walk away along with convenient transport links such as the metro.

- City Centre Loft Apartment
- Top Floor
- Two Double Bedrooms
- Spacious Open Plan Living Area
- Two En - Suites
- Guest W/C
- Luxurious Finish
- EPC Rating TBC

**£181,900 Leasehold**

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TOTAL APPROX. FLOOR AREA 1164 SQ.FT. (108.1 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		EU Directive 2002/91/EC	

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