

Reeds Rains

The Estate Agent

www.reedsrains.co.uk



Waterloo Square, Newcastle Upon Tyne

Price £85,950

This third floor apartment is offered with no upper chain. The accommodation comprises of one double bedroom, bathroom and open plan living room and balcony. Electric heating and double glazing.

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Third Floor Landing

Lift and stairs to all floors

Hallway 9'0" x 3'11"

Built in storage cupboard housing hot water cylinder and plumbed for automatic washing machine.

Living Room 20'7" x 9'7"

Double glazed doors leading to the balcony. Kitchen area comprising of modern wall and base units with contrasting work surfaces and stainless steel sink and drainer. Appliances include a Smeg ceramic hob and microwave oven, filter hood and fridge.

Bathroom

Fitted with a three piece suite with over bath shower.

Balcony

Bedroom

Double bedroom with double glazed window to the front elevation.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Services Connected

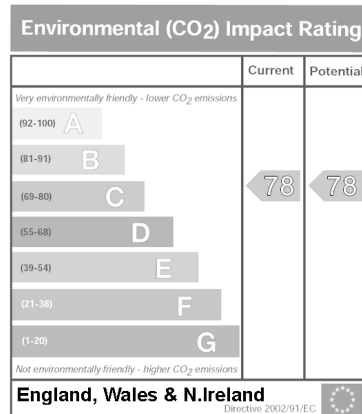
Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

All Measurements

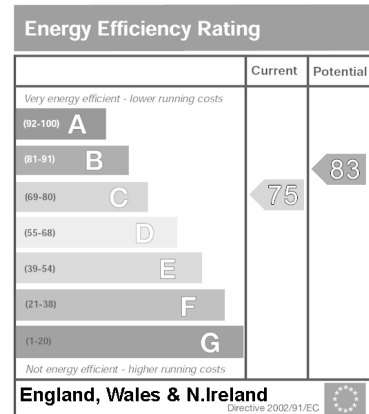
All Measurements are Approximate

Buyer Notes

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



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