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**9/7 55 Degrees North**  
Newcastle City Centre



**SANDERSON YOUNG**  
estate agents &  
property consultants

Price Guide: £204,995

north east  
england



# 9/7 55 Degrees North, Pilgrim Street, Newcastle upon Tyne NE1 6BJ

## SITUATION AND DESCRIPTION

A most impressive two bedroom apartment, positioned on the 9th floor of this much sought after city centre development. The apartment enjoys easterly views over the city toward the Millennium Bridge and The Sage in the distance, and benefits from allocated parking at ground floor level in the car park below the building.

The generously proportioned apartment, is immaculately presented and has a telephone security entry system, electric heating and double glazing, with accommodation comprising: entrance hall, excellent open plan living area with dining area and well appointed fitted kitchen with integrated appliances, master bedroom with dressing room area and en suite shower room/wc, second double bedroom, and a family bathroom/wc. The apartment has secure allocated parking to the ground floor of the car park.

The property comprises:

Communal entrance with concierge, lift and staircase access to the 9<sup>th</sup> floor.

## ENTRANCE HALLWAY

The private entrance hallway has laminate wood flooring, an electric wall heater, security entry phone system, built-in cloaks cupboard and a large storage cupboard housing the water tank. Doors lead from the entrance hallway to the bedroom and living accommodation.

## OPEN PLAN LIVING/KITCHEN

20'7 x 13'6 (6.27m x 4.11m)

An excellent open plan living room with four large double glazed windows with easterly views to the Millennium Bridge and Sage in the distance. The living room has laminate wood flooring, electric wall heater, TV and telephone point and is open to the kitchen/dining area.

The kitchen is fitted with a range of contemporary, laminate wood effect wall and base units with contrasting work surfaces incorporating a stainless steel sink and drainer, electric hob with hood over, integrated dishwasher, washing machine and fridge/freezer. There is a breakfast bar area dividing the dining area from the kitchen.

## MASTER BEDROOM

13'8 x 10'1 (4.17m x 3.07m)

This generous double bedroom has a large window with easterly views over the city, electric heater, TV and telephone points and archway to the adjoining dressing area.

## DRESSING AREA

5'10 x 6'4 (1.78m x 1.93m)

The dressing area has built-in, double sliding door wardrobes, providing shelving and hanging and a door leading through to the en suite shower room.

## EN SUITE SHOWER ROOM

5'11 x 7'6 (1.80m x 2.29m)

The fully tiled en-suite shower room is fitted with a double length shower, basin and wc within a vanity unit, chrome ladder radiator and halogen spotlights.

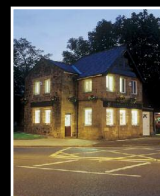


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## BEDROOM TWO

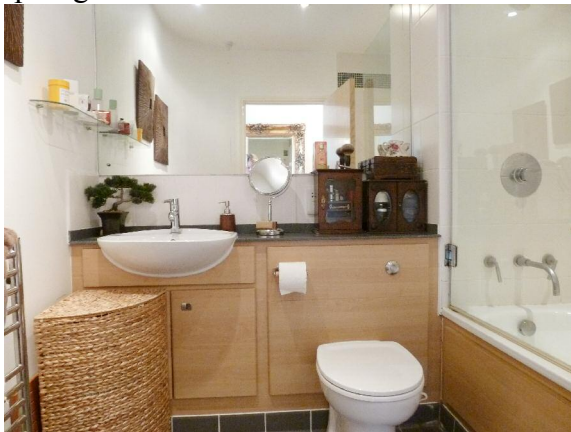
9'3 x 10'2 (2.82m x 3.10m)

A second double bedroom, currently used as a study, with a window overlooking the city towards the river and Millenium Bridge, and an electric wall heater.

## FAMILY BATHROOM/WC

7'5 x 6'7 (2.26m x 2.01m)

The fully tiled bathroom has a white suite comprising bath with shower over and glass screen, wc and basin in vanity unit with storage, chrome ladder radiator, inset mirror and halogen spotlights.



## EXTERNALLY

The apartment has an allocated parking space for one car within the car park beneath the 55 Degrees North building at ground floor level.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	73
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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