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## Loft 1 Akenside House

Akenside Hill



**SANDERSON YOUNG**  
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Price Guide: £174,950



# Loft 1 Akenside House, Akenside Hill, Newcastle upon Tyne NE1 3UF

## SITUATION AND DESCRIPTION

This extremely quirky and unique loft apartment, set within this fabulous conversion development, offers flexible and versatile accommodation and benefits from stunning bespoke internal décor and fittings. The open plan living space does also feature a fitted double bed, and there is a possibility to create a fully functional second bedroom if required. With extremely high ceilings and large bay window overlooking the iconic Tyne Bridge, the apartment is flooded with light.

The accommodation briefly comprises: communal entrance, lift and stair access to second floor, private hallway, fabulous open plan living space with views over to the Tyne Bridge, bespoke fitted kitchen, dining area/bedroom area with pull down bed, double bedroom, bathroom/wc

Solid oak fitted furniture, marble tiling and bespoke handcrafted kitchen make this stunning property extremely individual. Viewing is highly recommended.

The property comprises:

Lift and stair access from the main communal entrance give access to the second floor communal landing, where there is a private entrance door to the apartment.

## RECEPTION HALLWAY

With spot lighting, ceiling coving, secure entry phone system and marble floor. A door leads to the open plan living area.

## OPEN PLAN LIVING AREA/BEDROOM TWO AREA

24'10 x 13'4 (7.57m x 4.06m)

This open plan living space with dining area and fitted kitchen can also double as a second bedroom area with in-built pull-out double bed. There is a range of bespoke fitted cabinets and full height units and the kitchen area has a solid wood handcrafted range of units with granite worktops, incorporating an integrated oven, hob and extractor hood. There is space for a fridge freezer and dishwasher and an inset sink and drainer.

The kitchen and dining area has solid oak flooring, two radiators and steps up leading to the living area.

## LIVING AREA

17'4 x 14'4 (5.28m x 4.37m)

With a fantastic bay window looking on to the Quayside with views of the Tyne Bridge. There is an extension of oak flooring, two radiators, TV and telephone point, with gas fire with a decorative marble surround and hearth.

## BEDROOM ONE

13'9 x 9' (4.19m x 2.74m) maximum

The master double bedroom has a window to the rear elevation, solid oak flooring, telephone point, radiator and double fitted wardrobes providing hanging and shelving.

## BATHROOM/WC

8'6 x 7'2 (2.59m x 2.18m)

With full marble tiling to the walls and floor, the bathroom has a double ended bath with shower and glass screen, enclosed wc and wash



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basin housed in a vanity unit, constructed of oak with granite tops. There is spot lighting and radiator with towel rail.

### **EXTERNALLY**

To the rear of the development is a parking area with one allocated parking space.

### **SERVICES**

The property has mains electricity, gas, water and drainage.

### **TENURE**

Leasehold

### **FLOOD RISK**

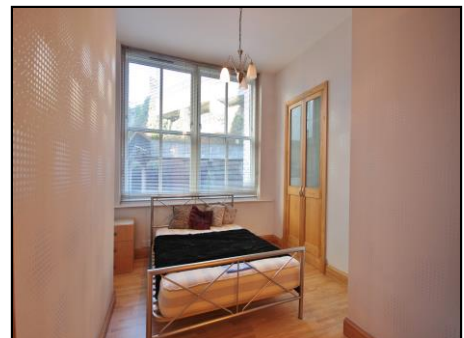
Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

### **COUNCIL TAX**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

### **ENERGY PERFORMANCE RATING**

Grade: C



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