



ASKING PRICE

**£247,500**

**Hotspur Street**

Tynemouth, NE30 4EE

Fresh Property Centre are pleased to present this apartment situated in the charming area of Hotspur Street, Tynemouth. This well-presented second-floor apartment offers a delightful blend of comfort and convenience. With two spacious bedrooms and a modern shower room, this purpose-built residence is perfect for individuals or couples seeking a stylish living space.

Upon entering, you are welcomed by an inviting entrance lobby that leads into a bright and airy lounge, ideal for relaxation or entertaining guests. The kitchen is well-equipped, making it a pleasure to prepare meals. The layout of the apartment is thoughtfully designed, ensuring a seamless flow between the living areas.

One of the standout features of this property is the allocated parking bay, providing ease and security for your vehicle. Additionally, the apartment's prime location just off Tynemouth Front Street means you are mere moments away from a variety of local amenities, including shops, cafes, and the beautiful seafront. The nearby metro station offers excellent transport links, making it easy to explore the wider region.

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## Second Floor

Approx. 56.5 sq. metres (608.7 sq. feet)



Total area: approx. 56.5 sq. metres (608.7 sq. feet)

### LOCAL AUTHORITY

North Tyneside

### TENURE

Leasehold

### COUNCIL TAX BAND

C

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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