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1 The Stamp Exchange
Westgate Road, Newcastle



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £319,950



1 The Stamp Exchange, Westgate Road Newcastle upon Tyne NE1 1SA

SITUATION AND DESCRIPTION

A unique and stylish, two bedroom apartment, located on the first floor of this imposing, historic building and benefiting from an additional mezzanine floor providing further reception or bedroom space, secure covered parking and an impressive garden terrace. The apartment, one of the individually designed conversions in this exclusive building, has light and generous accommodation and would ideally suit those wishing to experience city centre living, whilst not wanting to compromise on the internal and outside space.

The accommodation briefly comprises: communal entrance with lift and stair access to first floor, private reception hallway, stunning, open plan living area with fitted kitchen and stairs to mezzanine floor, two double bedrooms, one with en-suite bathroom, bathroom/wc, upper split mezzanine providing further reception space or bedroom accommodation. Lovely external courtyard accessed from the living room, secure, allocated parking. No upward chain

The Stamp Exchange is a delightful period property and one of the landmark buildings in the city. It has ease of access to all amenities that can be found within Newcastle from the excellent restaurants and nightlife, hospitals, places of business and many sporting attractions. It is also a short distance from the main line train station.

The property comprises:

COMMUNAL ENTRANCE HALLWAY

Access is gained via a communal entrance door on Westgate Road, with lift and stair access leading to the first floor, where there is a shared communal entrance vestibule with the adjacent apartment.

ENTRANCE VESTIBULE

With double panelled wood to the wall concealing the electric meters and security alarm panel, half height frosted, sash window to the side elevation, onto Westgate Road, quality wood laminate flooring, halogen spotlighting, radiator and a door leading to the reception hallway.

RECEPTION HALLWAY

With halogen spotlighting, radiator, doors leading to the bedroom and bathroom accommodation and a door leading through to the open plan living area.

OPEN PLAN LIVING AREA

35'4 x 14'1 (10.77m x 4.29m) max inclusive of staircase and kitchen

This stunning, open plan living area has 15'3 high ceilings, with a double height providing a mezzanine floor, giving a real feeling of space and light, with the addition of double doors leading on to the external courtyard. The living area has an entry phone system, two radiators, two telephone points, cable access, wiring for projector home cinema with wall screen and quality wood laminate flooring. The living area is open to the kitchen.

KITCHEN

17' x 8'6 (5.18m x 2.59m) max irregular shape

A contemporary fitted kitchen with laminate wall and base units with granite worktops incorporating a one and a half sink and drainer with chrome mixer tap. Integrated appliances include an electric oven and four ring gas hob, fridge and freezer and space and plumbing for a dishwasher and washing machine and space for a condenser tumble dryer. The kitchen has halogen spotlighting, two double height UPVC, secondary double glazed windows to the side elevation, tiled splashbacks and granite flooring.



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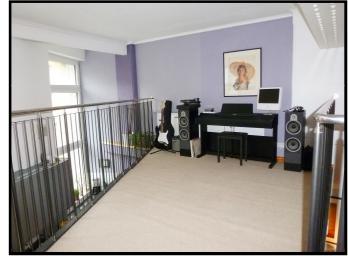
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A hardwood and chrome slatted staircase leads to a mezzanine area from the living room, which is divided to provide two reception spaces or additional bedroom accommodation.

MEZZANINE FLOOR – AREA 1

17'3 x 13'8 (5.25m x 4.16m)

Currently used as living and reception space, this mezzanine area could easily be used as a third bedroom area, with telephone and cable access and neutral carpeting.

MEZZANINE FLOOR – AREA 2

14'3 x 10'11 (4.34m x 3.32m) max irregular shape

This second mezzanine area is currently used as a music room, with views over the living room and kitchen and neutral carpeting. There is ample space for dining in this feature elevated space and also has a radiator, telephone and TV points.

Returning to the reception hallway, access is gained to the master bedroom.

MASTER BEDROOM

13' x 16'4 (3.96m x 4.98m) max irregular shape

A lovely double master bedroom with feature split level ceiling, two full height, UPVC secondary double glazed sash windows overlooking Westgate Road incorporating contemporary tailored black-out roller blinds, telephone and TV points, two radiators and a door leading through to the en-suite bathroom.

EN-SUITE BATHROOM

8'6 x 6'9 (2.59m x 2.06m)

The en-suite has a suite comprising double ended bath with shower attachment and mixer tap, enclosed wc and wash hand basin. The bathroom is half tiled with full tiling to the bath area, inset mirror to one wall, halogen spotlighting, ladder radiator, shaver point and tiled flooring.

BEDROOM TWO

12'1 x 7'10 (3.68m x 2.39m) max irregular shape

A second double bedroom, with 15'3 full height ceiling, with UPVC secondary double glazed sash window overlooking Westgate Road incorporating contemporary tailored black-out roller blind, telephone and TV points and two radiators.

BATHROOM

8'3 x 7'1 (2.51m x 2.16m) max irregular shape

With double ended bath with inset shower over, enclosed wc and wash hand basin. The bathroom is half tiled, with full tiling to the bath and shower area and tiled flooring. There is a shaver point, halogen spotlighting, radiator, inset wall mirror and frosted, double height sash window.

EXTERNALLY

Accessed via the living area is a professionally designed fabulous garden terrace, leading directly from the apartment, ideal for alfresco dining and enjoying views to St Nicholas' Cathedral's spire in the distance. The apartment has an allocated parking space within the secure parking area, accessed by large, electric wrought iron double gates, which in turn leads to an electric roller door entrance to the underground parking.

Parking is allocated for one car and is close to the lift giving easy access to the lift hallway in the apartment.

No upward chain.

SERVICES

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

TENURE

Leasehold

FLOOD RISK

Please see website www.environment-agency.co.uk

COUNCIL TAX:

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING:

Grade: C



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