



**SANDERSON YOUNG**  
estate agents &  
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## 7 Higham Place

Newcastle Upon Tyne, NE1 8AF

### Price Guides:

Apartment 1 - £190,000  
Apartment 2 & 3 - £175,000  
Apartment 4 - £139,000

## SITUATION AND DESCRIPTION

7 Higham Place is a very fine, four storey Georgian terraced house, built as Richard Grainger's first residential project in 1820. The property provides outstanding convenience from its location in the centre of Newcastle, close by to the newly built library, the Laing Art Gallery, and a short walk from Northumberland Street. Once the home of the Pen and Palette club, established in 1900, the property was also the former townhouse of the Fenwick store family.

The terrace has been converted at the beginning of 2012 to provide four, luxurious apartments. The properties have the availability of car parking facilities at the local NCP car park, next to the Premier Inn. The immediate area is ideally placed for its ease of access to the hospitals and universities, both Northumbria and Newcastle, as well as the city centre retail facilities.

The conversion has been carried out very well with good quality accommodation in each of the separate apartments. Each apartment benefits from new plumbing, wiring and secondary glazing to the sash windows. The ceilings are tall and enjoy cornice and dado rail detailing. To the ground floor there is a three bedroom apartment, to the first and second floors there are two, 2 bedroom apartments and to the top floor there is a one bedroom apartment.

The apartments have Dimplex panelled heating, bathrooms and shower rooms with good quality, white Porcelanosa suites and fabulous tiling and very well appointed and fitted kitchens with integrated Zanussi and Electrolux appliances.

A fabulous opportunity to acquire such beautiful, modern apartments in a famous period building with the heart of Newcastle city centre. Access is gained via a communal entrance with a video entry system and close circuit TV surveillance camera linking into each of the individual apartments.

The communal entrance hall leads up to the third floor with a panelled door leading to the private entrance hall of Apartment 4.

## TOP FLOOR

### APARTMENT 4

#### ENTRANCE HALL

With alarm control panel, spotlighting and a door leading to bedroom one and lounge.



## BEDROOM ONE (front facing)

11'9 x 6'9 (3.58m x 2.04m) into dormer window

This bedroom has a dormer window with secondary glazing, Dimplex panelled radiator,

TV point, power points and a door leading to a walk-in airing cupboard with storage area. There are electric circuit breaker controls and pressurised water cylinder.

## SITTING ROOM (front facing)

14'10 x 13'7 (4.52m x 4.15m)

The lounge has a superb double bay window and dormer with secondary glazing to the sash windows, high level cityscape views, Dimplex panelled radiator, power points, wall mounted video entry system linked to the entrance door with TV monitor, exposed roofing timbers, spotlighting, TV and telephone point and a door leading to the kitchen.

## KITCHEN (rear facing)

8' x 7'2 (2.43m x 2.17m)

The kitchen is well equipped and fitted with a range of cream fronted base, wall and drawer cabinets with work top surfaces, stainless steel sink and drainer with separate waste and mono bloc tap. Integrated appliances include a Zanussi four ring ceramic hob with extractor hood over with Zanussi double oven beneath, Zanussi fridge/freezer with contrasting wood finish Sobrano door front and an Electrolux washing machine/dryer. The kitchen has a lovely window aspect and view with secondary glazing, splashback tiling, Dimplex panelled heater, explain unit and spotlighting to the ceiling.

A door leads from the kitchen to the bathroom.

## BATHROOM

Very well appointed and fitted with a good quality white three piece suite by Porcelanosa including close coupled wc with concealed cistern, vanity wash hand basin, large panelled bath with chrome mixer tap and shower unit with glass screen door. The bathroom has contrasting black mosaic tiles with white tiling to the walls, heated chrome towel rail, spotlighting, expelair unit and triple glazing to the opaque window.

## SECOND FLOOR

### APARTMENT 3

Accessed from the second floor level a panelled door leads to an entrance reception hall.

#### ENTRANCE HALL

With Dimplex panelled heater the entrance hall extends to the front and rear of the apartment with electric circuit breaker control panel, security alarm, and a door leading to the sitting room.

#### SITTING ROOM

16'5 x 12'5 (5.01m x 3.79m)

A fabulous sitting room which has a lovely oak wood fireplace surround with open grate fire, ideal for an electric fire or ornamental display, dado and cornice detailing, secondary glazing to the sash window, Dimplex panelled heater, contrasting emulsion decoration, infra red alarm sensor and a number of power points.



**BEDROOM ONE** (rear facing)

11'8 x 11'1 (3.57m x 3.39m)

With Dimplex panelled heater, sash window with secondary glazing, lovely ornate fireplace surround with grate and tiled insert, built-in wardrobe and storage cupboard with pressurised hot water system, high ceiling with cornicing and dado rail. A door leads to the en-suite shower room.

**EN-SUITE SHOWER ROOM**

With a white three piece suite including close coupled wc with concealed cistern, vanity wash hand basin, and shower cubicle with alternating shower head. The bathroom has black mosaic tiling which contrast well with the white ceramic tiles to the wall, heated chrome towel rail and spotlighting to the ceiling.

**BEDROOM TWO** (front facing)

13'4 x 10'1 (4.07m x 3.06m)

With secondary glazing to the window, dado rail and cornice detailing with lovely contrasting emulsion decoration. The bedroom has double doors to a large wardrobe with storage above.

Returning to the entrance hall a door connects to the family bathroom at the rear.

**FAMILY BATHROOM**

With white three piece suite including a Porcelanosa close coupled wc, pedestal wash hand basin, bath with shower and glazed screen, black mosaic tiled surround contrasting with the white ceramic tiles to the walls. The bathroom has a heated chrome towel rail, expelair unit and spotlights to the ceiling.

**KITCHEN** (rear facing)

11'1 x 9'7 (3.37m x 2.93m)

The kitchen is very well appointed and finished with a range of cream fronted base, wall and drawer units with worktop surfaces incorporating a number of integrated appliances include a Zanussi electric four ring ceramic hob with extractor hood over, electric single oven, Sobrano wood fronted fridge/freezer, concealed Electrolux washing machine/dryer. The kitchen has good lighting beneath the units, spotlighting to the ceiling, Dimplex panelled heater and secondary glazing to the window.

**FIRST FLOOR**

**APARTMENT 2**

A panelled door leads into the private entrance hall.

**ENTRANCE HALL**

With wall mounted telephone monitor linked to the communal entrance, security alarm, electric circuit breaker control panel, Dimplex panelled heater and five doors leading to the apartment accommodation.

**SITTING ROOM** (Front facing)

16'4 x 12'2 (4.97m x 3.71m)

With contrasting emulsion decoration, high ceiling, cornice detailing, sash window secondary glazing, Dimplex panelled heater, dado rail, infra red alarm sensor, TV and telephone point and period fireplace surround.

**BEDROOM ONE** (rear facing)

11'10 x 10'10 (3.61m x 3.30m)

With Dimplex panelled heater, sash window with secondary glazed period fireplace surround, high ceiling, cornice detailing, dado rail, TV point and double doors leading to the en-suite shower room.

**EN-SUITE BATHROOM**

With a white three piece suite including close coupled wc with concealed cistern, vanity wash hand basin, and shower cubicle with alternating shower head. The bathroom has black mosaic tiling which contrast well with the white ceramic tiles to the wall, heated chrome towel rail and spotlighting to the ceiling.

**BEDROOM TWO** (front facing)

16'4 x 10'4 (4.98m x 3.14m) including entrance area

With dado rail, cornice detailing, high ceilings and spotlighting, sash window with secondary glazing, Dimplex panelled heater and built-in double wardrobe and storage cupboard with pressurised hot water cylinder.

**FAMILY BATHROOM**

With white Porcelanosa three piece suite including a close coupled wc, pedestal wash hand basin, bath with shower and glazed screen, black mosaic tiled surround contrasting with the white ceramic tiles to the walls. The bathroom has a heated chrome towel rail, expelair unit and spotlights to the ceiling.

**KITCHEN**

11'1 x 9'9 (3.39m x 2.97m)

A kitchen, very well appointed and finished with a range of cream fronted base, wall and drawer units with lovely worktop surfaces incorporating a number of integrated appliances include a Zanussi electric four ring ceramic hob with extractor hood over, electric single oven, Sobrano wood fronted fridge/freezer, concealed Electrolux washing machine/dryer and dishwasher. The kitchen has good lighting beneath the units, spotlighting to the ceiling, Dimplex panelled heater and secondary glazing to the window.





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## GROUND FLOOR APARTMENT 1

A panelled door leads to the private entrance hall.

### ENTRANCE HALL

With wall mounted telephone monitor linked to the communal entrance, electric circuit breaker control panel and security alarm.

### SITTING ROOM (front facing)

16'2 x 9'8 (4.93m x 2.94m)

With high ceiling, dado rail, sash window with secondary glazing, Dimplex panelled heater, beautiful period fireplace surround with open grate for ornamental and decorative purposes and a built-in cupboard to one side. The sitting room has an infra red alarm sensor and contrasting emulsion decoration.

### BEDROOM ONE (rear facing)

16'9 x 9'4 (5.10m x 2.85m)

A very interesting room which has a rear bay with three Velux windows to the roof pitch giving good natural light, spotlighting to the ceiling, Dimplex panelled heater, TV point and double doors leading to the en-suite shower room.

### EN-SUITE SHOWER ROOM

With a white three piece suite including close coupled wc with concealed cistern, vanity wash hand basin, and shower cubicle with alternating shower head. The bathroom has black mosaic tiling which contrast well with the white ceramic tiles to the wall, heated chrome towel rail and spotlighting to the ceiling.

### BEDROOM TWO (front facing)

13'1 x 8'3 (3.98m x 2.50m)

With built-in double wardrobes and storage cupboard housing the pressurised hot water cylinder, Dimplex panelled heater, contrasting emulsion decoration, dado rail and sash window with secondary glazing.

### BEDROOM THREE (rear facing)

11'3 x 8'4 (3.43m x 2.55m)

With TV aerial point, power points, Dimplex panelled heater, spotlighting to the ceiling and sash window with secondary glazing.

### BATHROOM

With Porcelanosa white three piece suite including a close coupled wc, pedestal wash hand basin, bath with shower and glazed screen, black mosaic tiled surround contrasting with the white ceramic tiles to the walls. The bathroom has a heated chrome towel rail, expelair unit and spotlights to the ceiling.

### KITCHEN (rear facing)

14'9 x 6'2 (4.51m x 1.87m)

The kitchen is very well appointed and finished with a range of cream fronted base, wall and drawer units with lovely worktop surfaces incorporating a number of integrated appliances include a Zanussi electric four ring ceramic hob with extractor hood over, electric single oven, Sobrano wood fronted fridge/freezer, concealed Electrolux washing machine/dryer and dishwasher. The kitchen has good lighting beneath the units, spotlighting to the ceiling, Dimplex panelled heater and secondary glazing to the window.



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