





- Envious Location
- No Onward Chain
- Single Garage
- Gated Residential Area
- Viewing Essential
- Spectacular Views
- Recently Refurbished
- Private Gardens
- Leasehold
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/6NaTvc1VJRU> ****

This stunning two-bedroom apartment, situated on the second floor of a highly sought-after building on Percy Gardens, Tynemouth, offers an exceptional coastal lifestyle. Set within a well-managed development and available with no onward chain, this bright and spacious home enjoys an enviable seafront position with direct access to beautifully maintained private gardens and just moments from King Edward's Bay.

Accessed via a communal entrance with stairs to all floors, the property briefly comprises a private entrance lobby with storage, a light-filled living room boasting breathtaking sea views, a well-appointed kitchen with fitted wall and base units and integrated dishwasher, microwave, oven, hob, fridge, freezer and washing machine. There are two generously sized double bedrooms, the main with a built-in, sliding door wardrobe, and there is a modern shower room with WC. Additional features include gas central heating, double glazing throughout, and a single block garage providing off-street parking or useful additional storage space.



Perfectly positioned, the apartment is only a short walk from the beach and a superb selection of local amenities including cafes, bars, and restaurants. The area is also ideally connected, with the nearby A1058 Coast Road offering a direct route into Newcastle city centre, making this an excellent choice for commuters. Regular bus services and Tynemouth Metro Station further enhance the convenience, providing quick and easy access across the wider region.

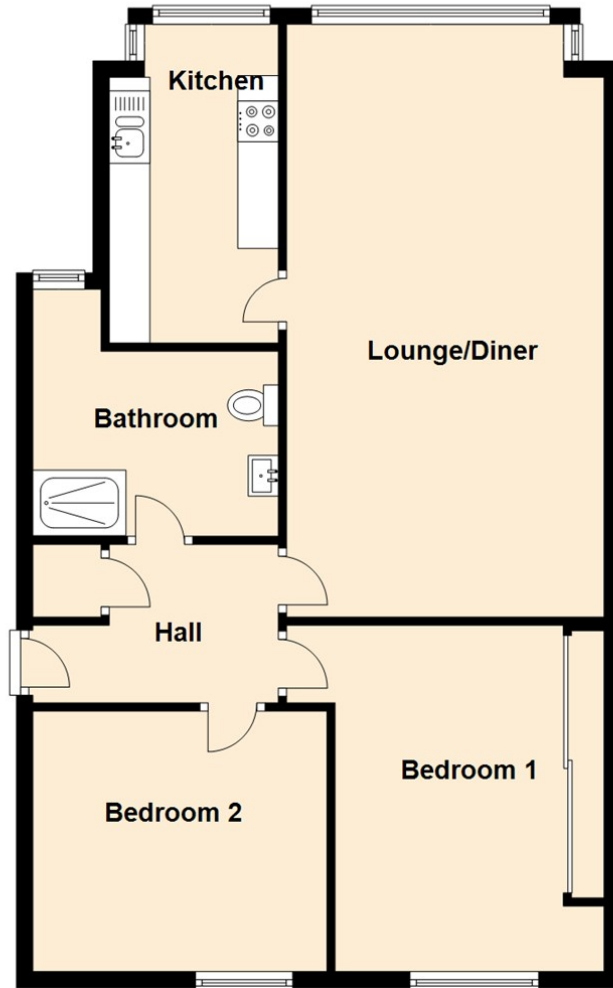
Viewing is highly recommended to fully appreciate the location, lifestyle, and potential this fantastic coastal home offers. For further information or to arrange a viewing, please contact our team on 0191 236 2070.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licensed legal representative.

Council Tax band: C

Second Floor



Lounge/Diner 23'10" x 12'9" (7.28 x 3.90)

Kitchen 11'10" x 6'9" (3.62 x 2.08)

Bedroom One 13'11" x 10'9" (4.25 x 3.30)

Bedroom Two 10'5" x 11'10" (3.20 x 3.61)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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