



LOFT 44, THE TURNBULL BUILDING | QUEENS LANE | NEWCASTLE UPON TYNE





## LOFT 44, THE TURNBULL BUILDING, QUEENS LANE, NEWCASTLE UPON TYNE, TYNE & WEAR, NE1 1NA

This purpose built loft style apartment is located in this landmark building within the heart of Newcastle city centre which will have to be viewed to be appreciated. It will make a wonderful base for those looking to be part of this magnificent city.

### **Accommodation comprises:**

Ground Floor: Communal Hallway with Stair Access

First Floor: Communal Landing, Hallway, Open Plan Sitting Room to Dining/Kitchen Room, Double Bedroom, Bathroom.

Outside: Communal Grounds, Gated Access, Residents Parking.





#### SITUATION:

Located on the first floor of this stunning and beautiful building is this apartment. The Turnbull building sits proudly above Newcastle Quayside and has access directly into the heart of Newcastle city centre. There are good links to central station which has trains to London Kings Cross in less than 3 hours. It is an excellent base for those looking to work in the city and to be part of this bustling location. On hand are hospitals, law courts, a number of prominent businesses, as well as night life and social side that Newcastle is renowned for.

#### DESCRIPTION:

Loft 44 is a purpose built first floor loft style apartment that will have to be viewed to be appreciated. Offering open plan living, lovely large windows, high ceilings, the development has remained true to the beautiful building that it is built within, there are communal hallways with entry phone system and gated access to the site. Internally, the apartment will offer accommodation ideal for first time buyers and couples or those looking for a base in the city. It is self contained. The entry phone system leads into a communal hallway which leads to the stairs and lift access. On the first floor there is a further communal landing and from here, access to the apartment. On entering the apartment, there is a hallway which opens through to the open plan living space. There is an airing cupboard which houses the plumbing for a washing machine. There is a bathroom with a white three piece suite whilst the living space is a wonderful area with a light and airy feel with large windows. It has a kitchen area which is fitted with quality wall and base units with a breakfast bar, electrical hob and oven, dishwasher and washing machine. There is an entry phone system linking to the front door and gates. There is a dining area and sitting area. Leading off here, there is a double bedroom.

#### OUTSIDE:

Gated access which leads to the communal grounds. Resident's parking can be available (However this has to be applied for and paid for separately via the Management Company).

#### GENERAL REMARKS:

##### Fixtures and Fittings:

The Items specifically mentioned in the particulars of sale are included in the sale price.

##### Services:

Mains electricity, mains water, mains drainage.

#### Postcode:

NE1 1NA

#### Outgoings:

Council Tax Band C  
EPC Rating To be confirmed

#### Viewing:

By appointment through Rettie Newcastle, 101 St Georges Terrace, Jesmond, Newcastle, NE2 2DN, 0191 3389999

#### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Newcastle LLP, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to be knowledgeable that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

#### Particulars Prepared:

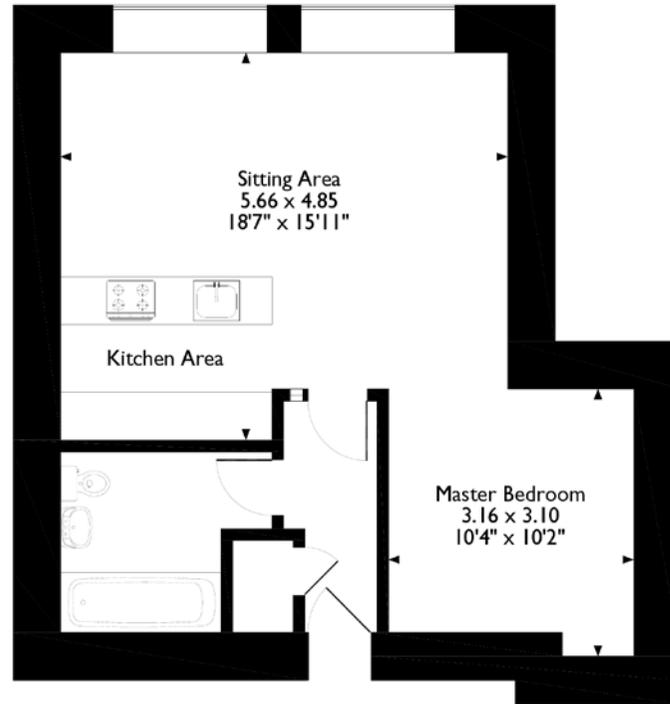
August/2020

#### Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

The Turnbull, Loft 44, Queens Lane,  
Newcastle upon Tyne, Tyne and Wear  
Approximate Gross Internal Area  
498 sq ft/46 sq m



### First Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Newcastle upon Tyne,  
NE2 2DN

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