

99Home Ltd.

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2 Bed Flat In Marconi House Melbourne Street, Newcastle Upon Tyne, NE1 2JS
£169,000





SHORT DESCRIPTION

Property Ref: 16116 99home is proud to introduce to the market this spacious two-bedroom apartment in the sought-after Marconi House development. Located on the third floor, the property comprises an entrance hall, a generously sized living room, a modern fully fitted kitchen, two double bedrooms, and two bathrooms. The apartment is light-filled, spacious, and modern, and is ready to move into, making it particularly attractive to owner-occupiers and overseas investors. The property also offers strong rental potential, with an estimated rental income of approximately £1,500-£1,700 per calendar month. It is one of the largest apartments within the block, which further enhances its appeal. The building benefits from a secure entry system, two lifts, two staircases, and one secure allocated parking space. Ideally situated close to the Tyne Bridge, Newcastle Central Motorway, and Central Station, the apartment enjoys excellent transport links. It is also within easy reach of all local amenities, including shops, leisure facilities, entertainment, daytime activities, nightlife, and everything that Newcastle City Centre and the Quayside have to offer. For more information and booking a viewing, please contact to 99 Home Property Type: Flat Full selling price: £169000.00 Pricing Options: Offers Over Tenure: Leasehold Remaining lease (In Year): 104 Yearly Ground Rent Cost: £175.00 Yearly Management Cost: £3556.00 Council tax band: C EPC rating: C Measurement: 818.057 sq.ft. Outside Space: Balcony Parking: Allocated, Gated, Private, Residents Heating Type: Double Glazing, Electric Heating, Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	76 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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