



90 Colombo Square

Worsdell Drive | | Gateshead | NE8 2DF

Asking Price £157,500



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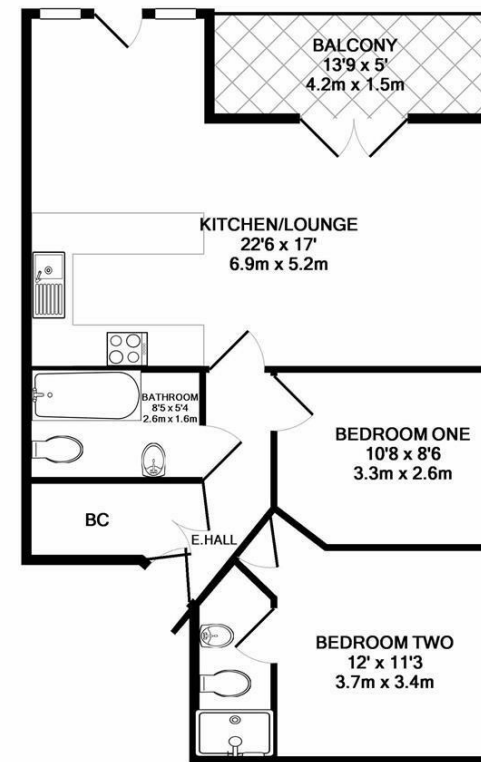
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2 BED APARTMENT WITH PARKING. An excellent, 2nd floor apartment in Colombo Square, part of the sought after Ochre Yards development. This stylish property comprises; two double bedrooms, hall, hall cupboard, bathroom and en suite to master bedroom, open plan living and dining room with both full balcony and Juliet balcony, through to fitted kitchen.

- TWO DOUBLE BEDROOMS
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 663 SQ.FT
- INTERCOM & ON SITE CARETAKER
- CURRENTLY LET FOR £975PCM UNTIL 4/12/25, ACHIEVING AN EXCELLENT RENTAL YIELD OF 7.4%
- BATHROOM & EN SUITE
- 2ND FLOOR
- BALCONY & JULIET BALCONY
- PARKING
- OCHRE YARDS, GATESHEAD LOCATION



TOTAL APPROX. FLOOR AREA 663 SQ.FT. (61.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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