



## 30 Colombo Square

Worsdell Drive | Ochre Yards | Gateshead | NE8 2DF

Asking Price £145,000

The  
GOOD  
ESTATE  
AGENCY

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2 BED, 2 BATH APARTMENT WITH PARKING. Welcome to this delightful apartment located in the sought-after Ochre Yards development at Colombo Square. This modern residence offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a vibrant urban lifestyle.

Spanning an impressive 764 square feet, this first-floor apartment features a spacious open-plan living area that is perfect for both relaxation and entertaining. The well-designed layout includes two generously sized double bedrooms, providing ample space for rest and privacy. The modern bathroom is tastefully appointed, ensuring a pleasant experience for residents and guests alike.

One of the standout features of this property is the charming balcony, which offers a

- TWO DOUBLE BEDROOMS
- BATHROOM & EN SUITE
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- ALLOCATED PARKING
- BALCONY
- 1ST FLOOR
- CURRENTLY LET FOR £775PCM ON A MONTHLY BASIS, ACHIEVING A RENTAL YIELD OF 6.4%
- RIVERSIDE DEVELOPMENT
- GATESHEAD LOCATION
- GOOD ACCESS TO NEWCASTLE CITY CENTRE



| 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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