



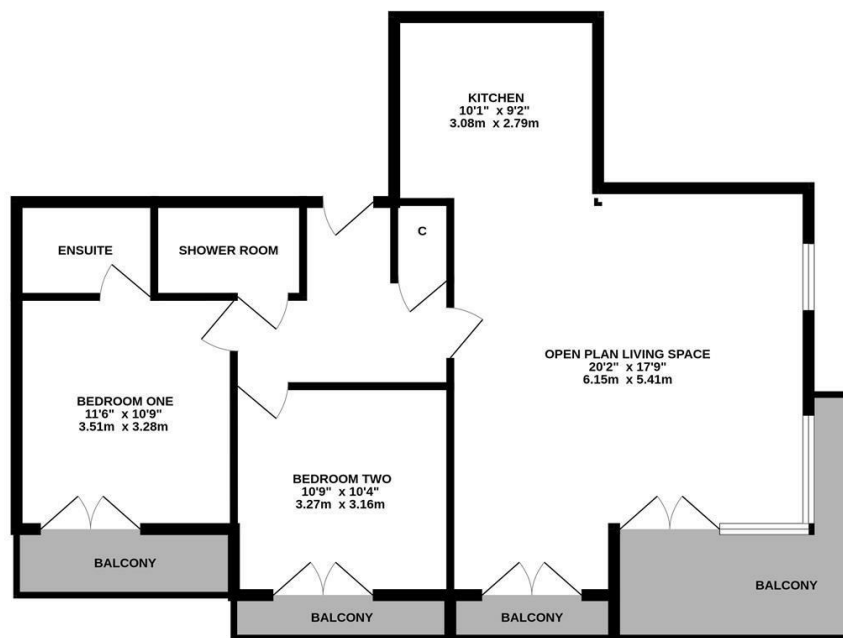
Occupying the south-east corner of the fourth floor of Bittern House, Gateshead, a fantastic opportunity to purchase this super stylish penthouse apartment positioned perfectly for access to Newcastle City Centre and the Quayside together with transport links via Gateshead Metro Station and the A1.

Boasting close to 800 Sq ft, the accommodation briefly comprises: communal entrance with secure entry system and lift access to all floors; private entrance hall with storage cupboard; shower room complete with three piece suite; an impressive 20ft open plan living space with dual French doors leading to a wrap around balcony and separate Juliette balcony, feature window, kitchen are with a range of fitted units, work surfaces, integrated appliances and spot lighting; two bedrooms, bedroom one with a walk out balcony and en-suite shower room complete with three piece suite; bedroom two with Juliette balcony. With allocated off-street parking, this great apartment demands an internal inspection.

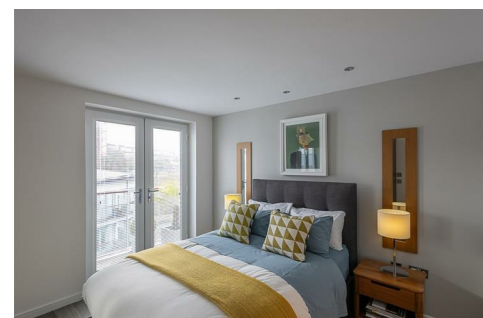
Super Stylish Penthouse Apartment | 4th Floor | 797 Sq ft (74.1m<sup>2</sup>) | Two Bedrooms | 20ft Open Plan Living Space with Wrap Around, Walk Out & Juliette Balconies | Kitchen Area | Two Bedrooms with Juliette Balconies | Shower Room & En-Suite | Allocated Off-Street Parking | Leasehold - 96 Years Remaining | Service Charge £2,400 Per Annum | Ground Rent £141 Per Annum | Council Tax Band C | EPC: D



FOURTH FLOOR  
797 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Offers Over £250,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

