



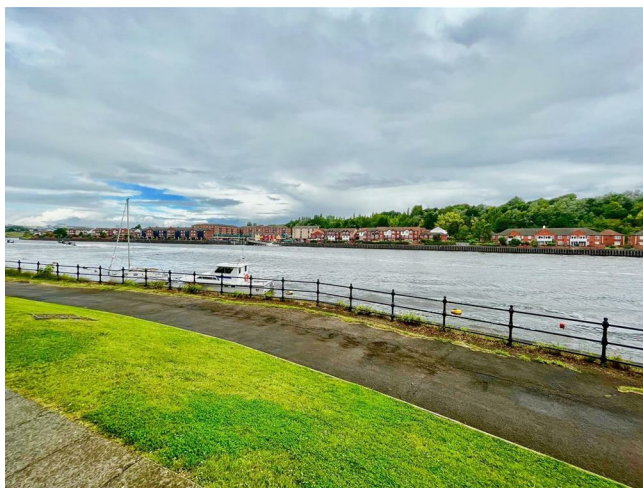
6 Friars Wharf, Greenlane, Felling, Gateshead, NE10 0QX

Asking Price £99,950



Key features

- GROUND FLOOR APARTMENT
- FULLY FURNISHED
- TRIPLE GLAZING
- ALLOCATED PARKING
- CLOSE TO GATESHEAD & NEWCASTLE
- OPEN PLAN KITCHEN/DINER
- POPULAR LOCATION NEAR RIVER
- UNDER FLOOR HEATING INCLUDED IN SERVICE CHARGE
- VIEWING ADVISED
- KITCHEN WITH APPLIANCES



Description

NO ONWARD CHAIN This furnished ground floor apartment in Friars Wharf apartments have a great location on The Riverside Gateshead allowing access to Newcastle City Centre whilst also surrounding parklands meaning that this development itself offers a relaxing environment and idyllic place to live. The apartments have been built to a high specification and The Building won awards with RICS & Northern LABC. The apartment has triple glazing and under floor central heating and has a great Energy Efficiency rating. This ground floor apartment is offered for sale with no onward chain. The apartment has the benefit of a secure entrance and comprises of spacious hall, open plan lounge, dining room, fitted kitchen with appliances, bathroom with shower and double bedroom. The property has an allocated car parking with barrier entry. Viewing comes highly recommended.

COMMUNAL ENTRANCE

Secure entry system

ENTRANCE HALL

Spacious hall with laminate flooring leading to all rooms.

LOUNGE AREA

18'11" x 12'0"

Laminate flooring, two windows, under floor heating.

KITCHEN/DINING ROOM

8 x 8'11

Range of cream wall and floor units, electric oven and ceramic hob with extractor hood above, plumbing for automatic washing machine, side window, integral stainless steel sink unit with mixer tap, integral fridge/freezer and dishwasher.

BEDROOM

12'11 x 6'11"

Double bedroom with river views







BATHROOM

8'11" x 6'0"

White modern suite comprising of panelled bath with shower over, pedestal wash basin, low level w.c, tiling to the walls and floor.


EXTERNAL & PARKING

There is a private car park with barrier for access leading to an allocated car parking space.


DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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