



17 Bewick Courtyard, Northside, Gateshead, Tyne & Wear, NE8 2GU

Offers In Excess Of £164,950

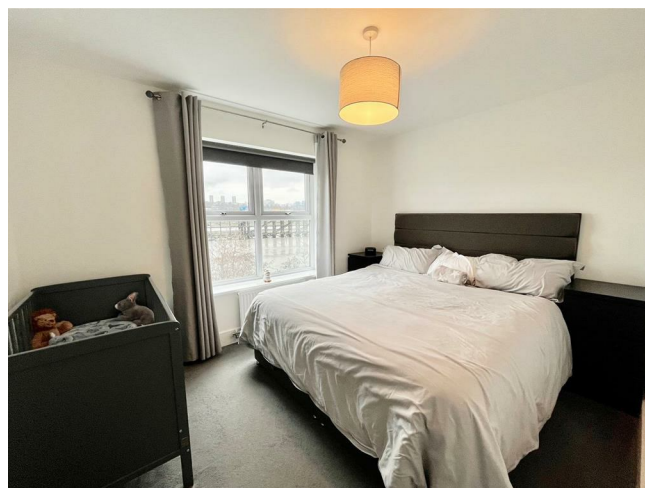


## Key features

- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- BATHROOM WITH SHOWER
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- AWARD WINNING ESTATE
- GREAT TRANSPORT LINKS
- GREAT BALCONY VIEWS
- VIEWING RECOMMENDED

## Description

A beautiful top floor apartment Gateshead. The property benefits from double glazing, gas central heating and briefly comprises of; a secure communal entrance, hallway, a well presented lounge with large balcony offering views of the River Tyne, a modern fitted kitchen, two spacious bedrooms and bathroom with shower. The property has neutral decor throughout and is well presented. Externally, there is an allocated parking bay and communal gardens. The property has great access to road links including the A1M, Metro-Centre, Gateshead and Newcastle Town Centre. Viewing is advised.



ENTRANCE HALL

LOUNGE

17 x 12'6

KITCHEN

9'6 x 7'8

BEDROOM ONE

11'4 x 8'11

BEDROOM TWO

8'11 x 8'8

BATHROOM

8'11 x 5'5

EXTERNAL

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.

Berwick Courtyard



Total Area: 53.0 m<sup>2</sup> ... 570 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

Energy Efficiency Rating

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

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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