



## 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



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

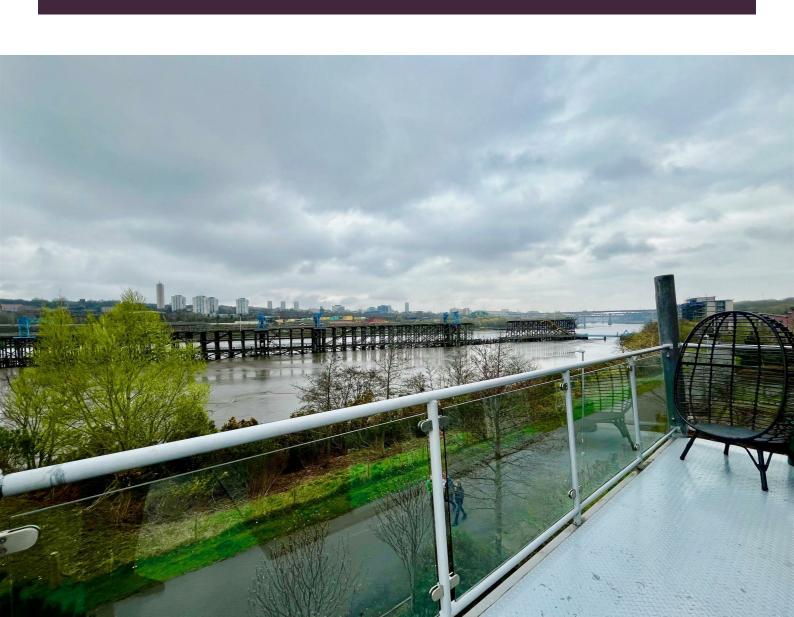
BATHROOM

8'11 x 5'5

EXTERNAL

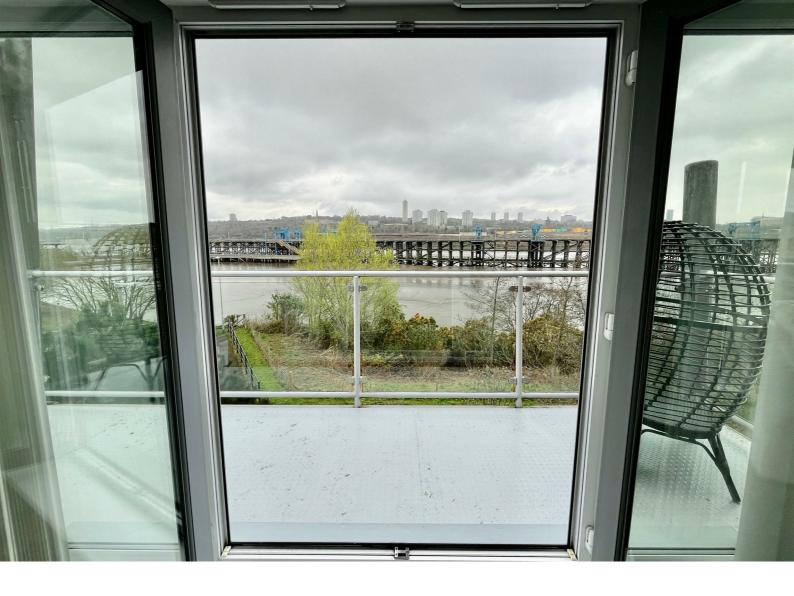
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The particulars on these properties are set out as a general guidance for intended









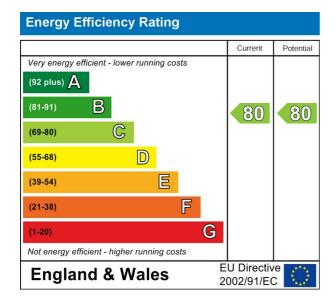
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Berwick Courtyard



Total Area: 53.0 m² ... 570 ft² (excluding balcony)

All measurements are approximate and for display purposes only



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions	;	
(92 plus) 🛆		
(81-91)		
(69-80) C		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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