



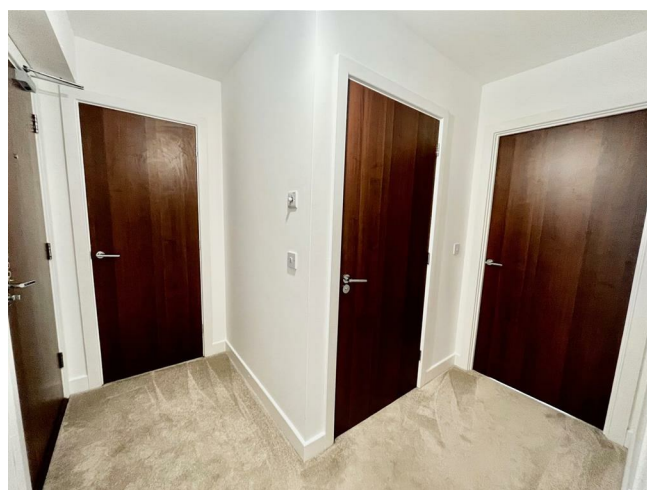
22 Marmion Court, Worsdell Drive, Gateshead, Tyne & Wear, NE8 2EY

Asking Price £120,000



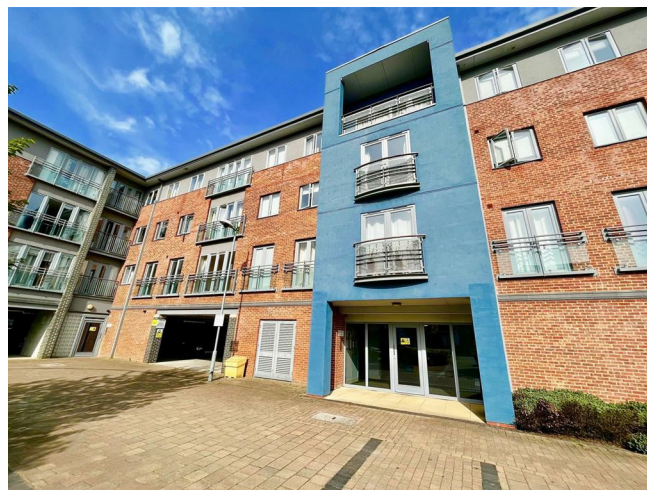
Key features

- ONE BEDROOM APARTMENT
- LOCATED IN POPULAR DEVELOPMENT
- MODERN OPEN PLAN LOUNGE/KITCHEN
- WELL PRESENTED SHOWER ROOM
- ALLOCATED PARKING
- CLOSE TO RIVER TYNE
- PERFECT FOR INVESTORS & FIRST TIME BUYERS
- GREAT TRANSPORT LINKS
- EARLY VIEWING IS RECOMMENDED



Description

We welcome to the market this well presented one bedroom flat in popular residential estate Worsdell Drive, Gateshead. The property is finished to a high standard throughout. Comprising of a bright entrance hall leading to a modern open plan lounge/kitchen with balcony allowing for lots of natural light, a good size bedroom with juliette balcony and a shower room which is finished to a high standard. The property is located in popular residential area close to the River Tyne, within walking distance of Newcastle and Gateshead City Centre with great transport links. Benefits from allocated parking and secure door entry system. Perfect for first time buyers and investors, early viewing is recommended.



ENTRANCE HALL

8'11x 8'9

LOUNGE/KITCHEN

20'5 x 11'9

BEDROOM

10'8 x 10'7

SHOWER ROOM

7 x 5

EXTERNAL

DISCLAIMER LETTINGS

WE REQUIRE

One month's rent in advance = £850

One month's rent as a damage deposit = £850

To hold this property from other viewings while references are carried out, we require








one weeks rent as a holding deposit.

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


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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	

76

86

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(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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