



 **Jan Forster**



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- Executive Apartment
- Open Plan Living
- Two Balconies
- Communal Entrance
- Leasehold
- First Floor
- Two Bathrooms
- Close to City Centre
- Lift Access
- Call For More Information





This very well-presented executive first floor apartment is located within the highly sought-after Ochre Yards development. The property will appeal to a wide range of buyers, including first-time, professionals, downsizers, and investors alike.

Ideally positioned close to the vibrant Quayside and within easy reach of both Gateshead and Newcastle city centres. With excellent local amenities, transport links, and riverside walks nearby, the location offers both convenience and lifestyle appeal.

Accessed via a secure communal entrance with lift access, the apartment offers a well-planned layout comprising an entrance hallway with storage, a bright and spacious open plan lounge, kitchen, and dining area, complete with contemporary units and built-in appliances, and with bi-folding doors leading out to a balcony. There are two well-proportioned double bedrooms, the main bedroom benefits from an en suite shower room and has a door providing access to the private South-facing balcony, which can also be accessed via the second bedroom, creating an ideal space for relaxing or entertaining. A modern, tiled bathroom WC with three-piece suite, and overhead shower completes the layout.

Additional features include electric heating, double glazing, and an allocated secure underground parking space with cage storage, as well as visitor parking available within the development.

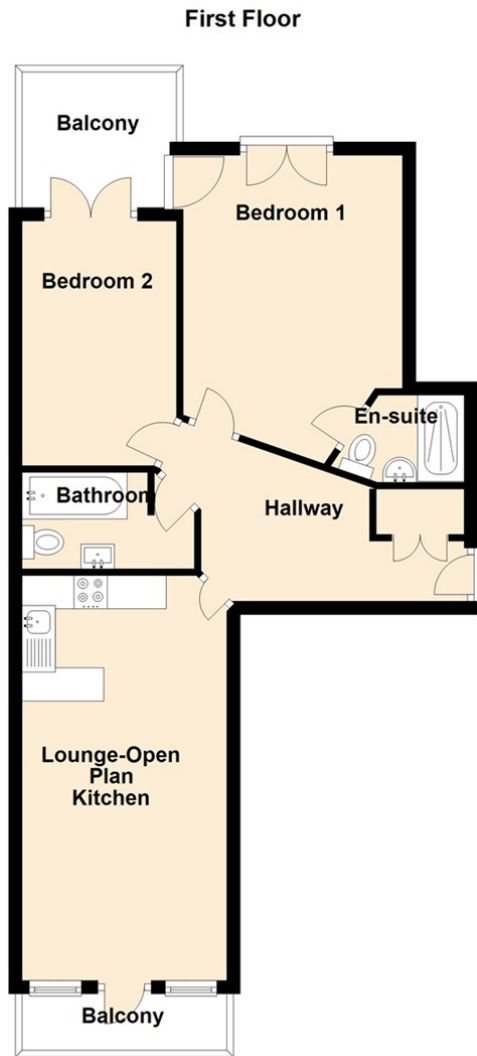
Viewings are highly recommended to appreciate the space, style, and location on offer. For more information or to arrange your viewing, please contact our team on 0191 236 2070.

Tenure:

The agent understands the property is leasehold. This should be verified by a qualified legal representative prior to purchase.

Council Tax band: C

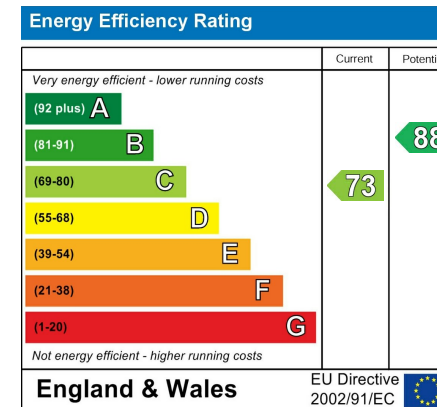




Lounge/Kitchen 26'2" x 12'5" (7.98 x 3.81)

Bedroom One 11'6" x 16'0" (3.53 x 4.89)

Bedroom Two 12'8" x 10'11" (3.87 x 3.34)



The difference between house and home

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www.janforsterestates.com

Gosforth
High Heaton
Tynemouth
Property Management Centre

0191 236 2070
0191 270 1122
0191 257 2000
0191 236 2680

