



## 103 Wills Oval, Newcastle Upon Tyne, NE7 7RG

**Offers Over £130,000**

Hive Estates presents to the market a superb two bedroom apartment in the sought after apartment block - The Wills Oval Building. The Wills Building is a stunning Art Deco Grade II listed converted factory on the outskirts of Newcastle. Constructed in the 1940s from red brick and Portland Stone, this architectural gem has been refurbished and preserved to an exceptional standard.

Once inside, the apartment is on an upper level and comprises of the kitchen, lounge/dining room, two bedrooms and two bathrooms, one an ensuite. The kitchen comes fully fitted, with integrated appliances such as an oven, hob and extractor fan. Into the lounge, with neutral beige carpets the space is comfortable and bright. Spacious in design the layout offers two separate spaces for dining and relaxing. The master benefits from an ensuite with shower, WC and wash basin, and there is also a family bathroom furnished with a bath, WC and wash basin.

Externally, the property also comes with a private parking bay within a gated car park. With quick access onto the Coast Road for all transport in and out of Newcastle City Centre, and close proximity to local shops and amenities, this apartment would also make a great investment with a rental yield of 7.29%.

**Living Room 19'9" x 10'7" (6.02 x 3.25)**

**Kitchen 10'7" x 9'2" (3.25 x 2.80)**

**Bedroom 1 19'2" x 10'6" (5.86 x 3.21)**

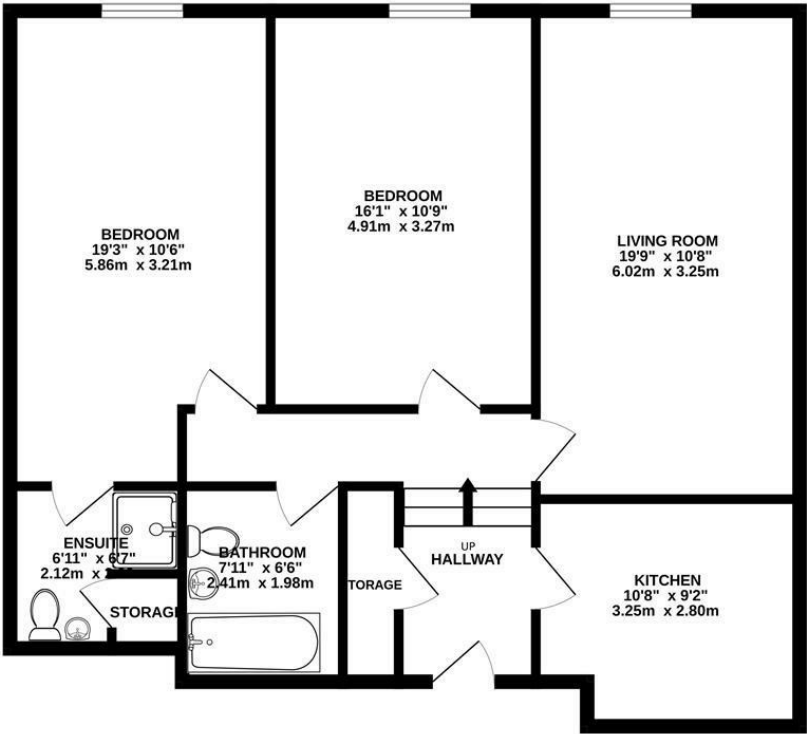
**Ensuite 6'11" x 6'6" (2.12 x 2.00)**

**Bedroom 2 16'1" x 10'8" (4.91 x 3.27)**

**Bathroom 7'10" x 6'5" (2.41 x 1.98)**

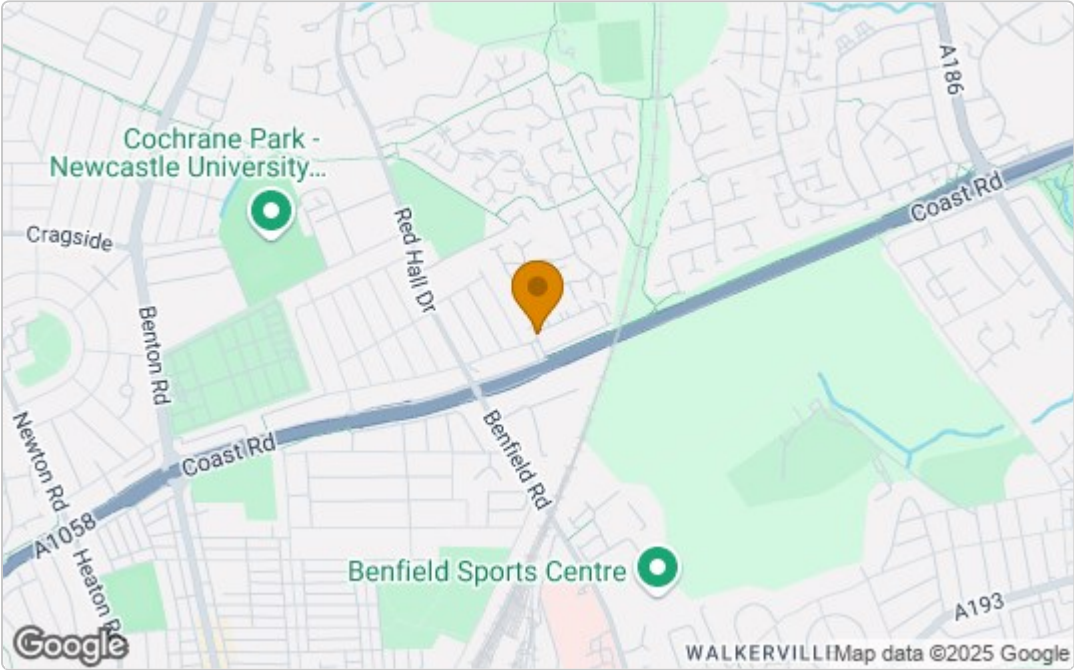


2ND FLOOR  
872 sq.ft. (81.0 sq.m.) approx.



WILLS OVAL NE7 TRG  
TOTAL FLOOR AREA: 872 sq.ft. (81.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



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Energy Efficiency Graph

