





- Popular Development
- Two Double Bedrooms
- Close To Quayside
- Council Tax Band *C*
- Double Glazing
- Ground Floor
- Open Plan Living
- Patio Garden
- Electric Heating
- Viewing Recommended





** Video Tour on Our YouTube Channel |
<https://youtu.be/kS8kZ6SK3SM> **

This very well-presented, executive ground floor apartment, which has been recently refurbished, is located within the popular Ochre yards development, and is close to excellent local amenities on the Quayside and in Gateshead and Newcastle city centre.

The property is accessed via a communal entrance and briefly comprises: - entrance hallway with storage, two double bedrooms with built in wardrobes and the main with an en suite, a fantastic bright and airy, open plan living space with French door access to the garden, a Juliet balcony in the dining area and a fitted kitchen with a range of units and an integrated oven and hob. There is also a modern bathroom WC with three-piece suite and shower over the bath. The property further benefits from electric heating and double glazing.

Externally there is a charming, easy to maintain patio garden which is private to the property and not shared with any other flats- a perfect space to relax in the warmer months, as well as an allocated parking space.

We have been informed by the current owners that secure storage cages are available to rent at £50 per year, the management fee includes water rates and building insurance and that as an owner, you have the option to become a member of the directors of Fairway Court.

Viewings come highly recommended. For more information and to book, please call our Gateshead office on 0191 487 0800.

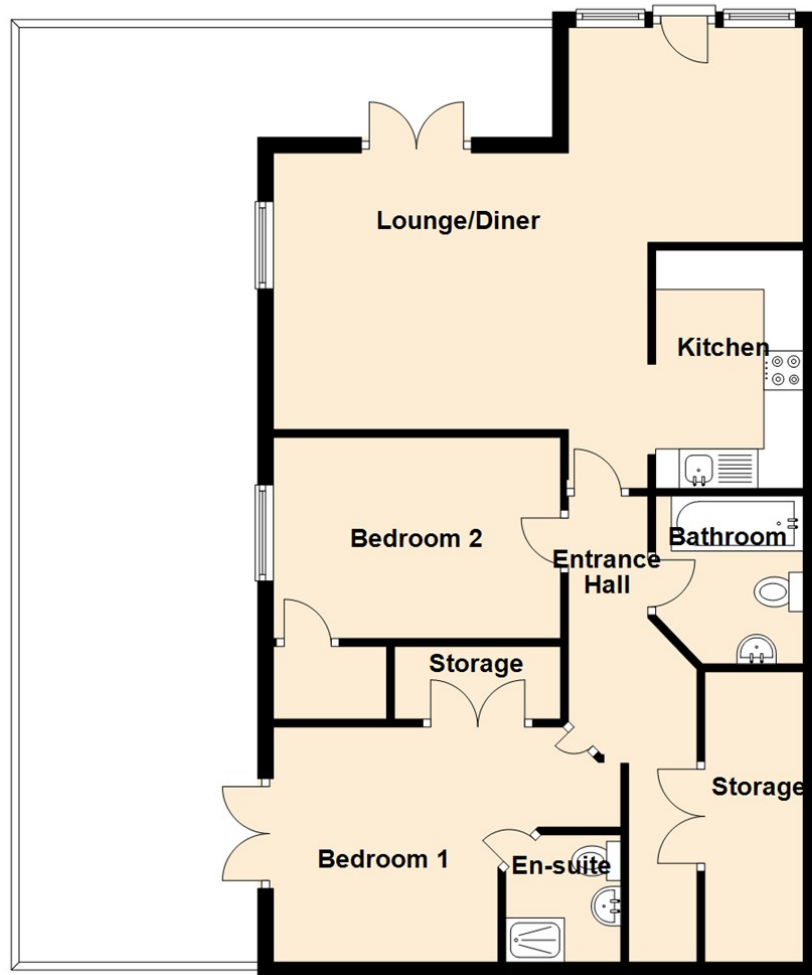
Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *C*.



Ground Floor



The difference between house and home

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Lounge Dining Room 15'9" x 19'2" (4.81 x 5.86)

Kitchen 5'10" x 9'10" (1.78 x 3.01)

Bedroom One 9'10" x 11'2" (3.02 x 3.41)

Bedroom Two 9'10" x 8'8" (3.02 x 2.66)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(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	

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

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Property Management Centre

0191 236 2680



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