





- Popular Development
- Two Double Bedrooms
- Close To Quayside
- Double Glazing
- Viewing Recommended
- Ground Floor
- Open Plan Living
- Electric Heating
- Council Tax Band \*C\*.
- Call For More Information





\*\* Video Tour on Our YouTube Channel |  
<https://youtu.be/X3QcKzqSx5c> \*\*

This very well-presented, executive ground floor apartment is located within the popular Ochre Yards development, and 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, both with built-in wardrobes and the main with an en suite, and French doors opening to a Juliet balcony. The bright and airy, open plan lounge kitchen diner boasts fitted units, integrated appliances and French doors opening on to a balcony, and there is also a modern bathroom/wc.

Externally there is a charming, easy to maintain courtyard area which is accessed from the lounge balcony and is a perfect space to relax in the warmer months. There is also an allocated parking space and visitor parking.

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

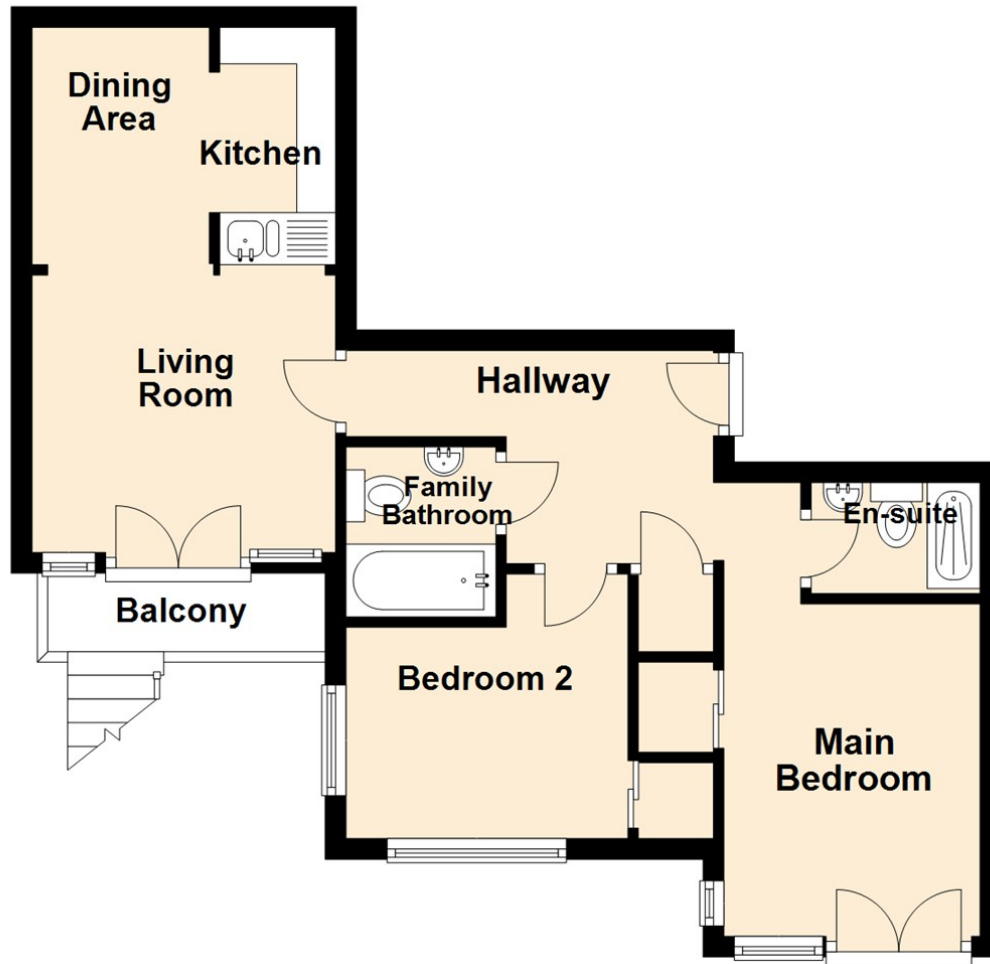
#### Tenure

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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Living Room 8'9" x 9'6" (2.67 x 2.92)

Kitchen/Dining Area 7'5" x 8'4" (2.28 x 2.55)

Main Bedroom 14'4" x 8'1" (4.37 x 2.47)

Bedroom Two 8'4" x 8'11" (2.55 x 2.72)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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