



43 Dryden Court, Gateshead, NE9 5BY

£89,950

Welcome to Dryden Court a lovely development of retirement apartment for residents Over the age of 60. A lovely spacious second floor two bedroom apartment situated within Dryden Court in this popular area of Low Fell. The property is warmed via electric storage heaters and has the benefit of double glazing and a secure communal entrance hallway with stair and lift access to all floors. There is a communal lounge which hosts various activities. the apartment accommodation comprises: apartment hallway with storage cupboard, living/dining room which is light and airy providing a relaxing environment, kitchen with and integrated oven, master bedroom with lovely built in mirror fronted wardrobes, one further bedroom and bathroom/wc. There are pleasant communal gardens and ample parking. Viewings are highly recommended to appreciate this delightful home. LEASEHOLD - COUNCIL

TAX BAND C

COMMUNAL ENTRANCE

SECOND FLOOR APARTMENT HALLWAY



LIVING/DINING ROOM

21'0" x 11'5" (6.41m x 3.49m)



ADDITIONAL PHOTOS OF LOUNGE / DINING AREA



VIEW FROM JULIET BALCONY



KITCHEN

8'2" x 7'4" (2.49m x 2.24m)



MASTER BEDROOM

17'4" x 8'11" (5.30m x 2.74m)



BEDROOM TWO

11'8" x 6'9" (3.58m x 2.06m)



BATHROOM

6'10" x 5'6" (2.09m x 1.70m)



prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

EXTERNAL



MATERIAL INFORMATION

FLOOD RISK - NO RISK

LOCAL AUTHORITY - GATESHEAD

BROADBAND - BASIC AND FIBRE

MOBILE COVERAGE - BASIC- GOOD

TV- SKY AND BT

Tenure

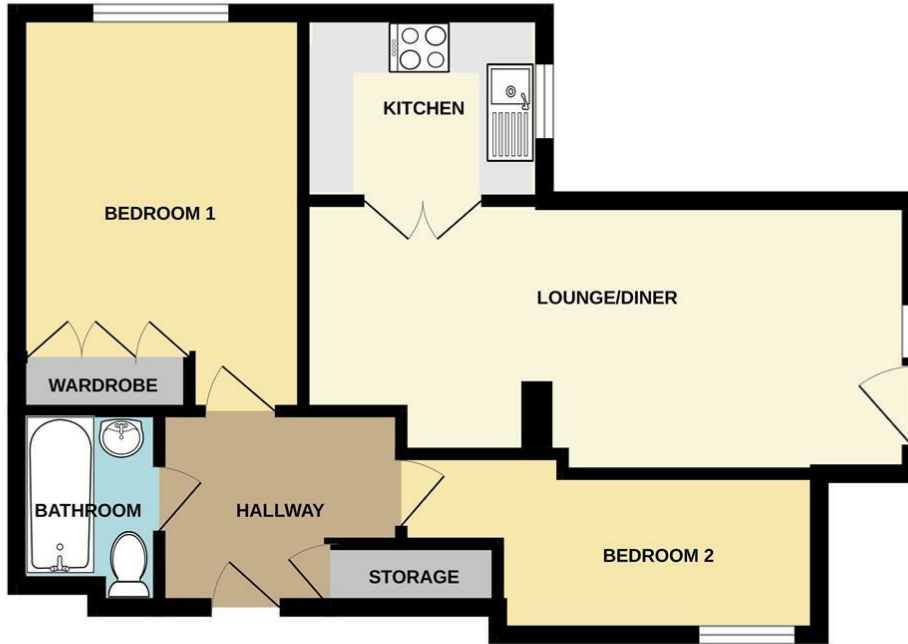
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to

Floor Plan

GROUND FLOOR

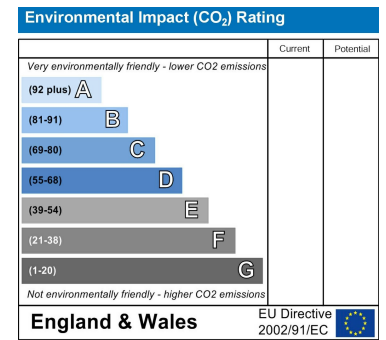
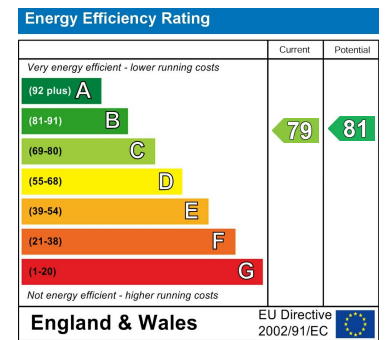


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Energy Efficiency Graph



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