



27 Bowes Lyon Court , Dryden Road, Gateshead, NE9 5BX

Offers Over £45,000

Presenting this immaculately presented top floor apartment located within the prestigious Bowes Lyon Court complex in the desirable area of Low Fell, designed for residents aged over 60. This apartment offers a comfortable and convenient lifestyle in a popular setting, perfect for those seeking a modern and secure living environment. Upon entry through the communal entrance, residents have the convenience of lift and stair access to all floors, ensuring easy and accessible movement throughout the building. Stepping into the apartment, you are greeted by a welcoming hallway featuring storage space and an on-demand water heater, providing efficiency and convenience for daily living. The apartment features a modern shower room, adding a touch of luxury. The bedroom is adorned with built-in mirrored wardrobes and a window offering a pleasant outlook, creating a peaceful and relaxing space. The living/dining room has Plantation shutters and is a focal point of the apartment, boasting a feature fire surround and an 18-month-old electric heater with thermostatic control, ensuring comfort and warmth throughout the year. The kitchen is well-equipped with integrated Neff hide and slide oven, a free-standing fridge/freezer, and a microwave, offering functionality and convenience for meal preparation. Outside, residents can enjoy the external communal gardens, providing a tranquil setting for outdoor relaxation and socializing.

The property benefits from parking, ensuring ample space for residents and their guests.

This top floor apartment offers a combination of comfort, security, and modern living amenities tailored for residents over 60. With its communal areas, immaculate presentation and convenient features, this property provides a wonderful opportunity to enjoy a relaxed and vibrant lifestyle in a popular and well-regarded complex.

COMMUNAL ENTRANCE

2ND FLOOR HALLWAY



SHOWER ROOM

6'9" x 5'3" (2.06m x 1.61m)



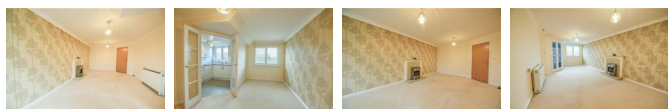
BEDROOM

17'5" x 8'9" (5.31m x 2.69m)



LIVING ROOM

22'10" x 11'0" (6.97m x 3.37m)



KITCHEN

9'4" x 6'8" (2.87m x 2.04m)



EXTERNAL

COMMUNAL AREAS



AGENTS NOTE

The boiler was installed early February 2024 and has a five year guarantee.

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 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.

MATERIAL INFORMATION

FLOOD RISK - NO RISK

LOCAL AUTHORITY - GATESHEAD

BROADBAND - BASIC

MOBILE COVERAGE - NONE LISTED

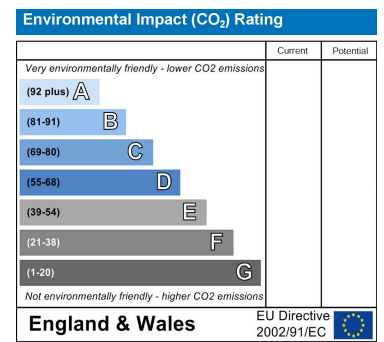
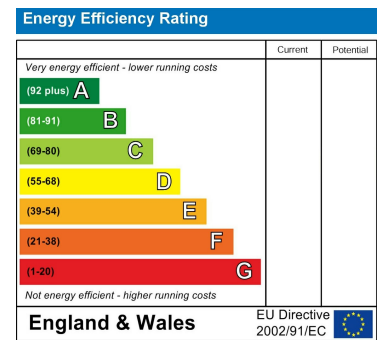
TV- SKY AND BT

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.