



## 39 Megstone, Pimlico Court, Gateshead, NE9 5HG

Offers Over £95,000

We are delighted to bring to the market this two bedroom top floor apartment located on Megstone, Pimlico Court. Accessed by an intercom system, this safe and secure apartment is located on the top floor. Upon entering the apartment the hallway leads to a spacious lounge with fabulous views, breakfasting kitchen, two bedrooms and bathroom/w.c. The apartment benefits from double glazing, gas central heating and a garage to provide off street parking or extra storage. There are also plenty of resident parking bays. Megstone is located right in the heart of Low Fell and is in walking distance of all local amenities as well as good transport links. The property is priced to reflect the need for some refurbishment, so early viewing is advised to fully appreciate the accommodation on offer here in this realistically priced apartment.



## APARTMENT HALLWAY



## LOUNGE

16'2" x 12'5" (4.95 x 3.80)



## KITCHEN

15'8" x 8'9" (4.79 x 2.68)



## BEDROOM ONE

12'10" x 10'11" (3.93 x 3.34)



## BEDROOM TWO

13'1" x 6'5" (4.00 x 1.96)



## BATHROOM / W.C.



## EXTERNAL / GARAGE



## 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.

## Tenure

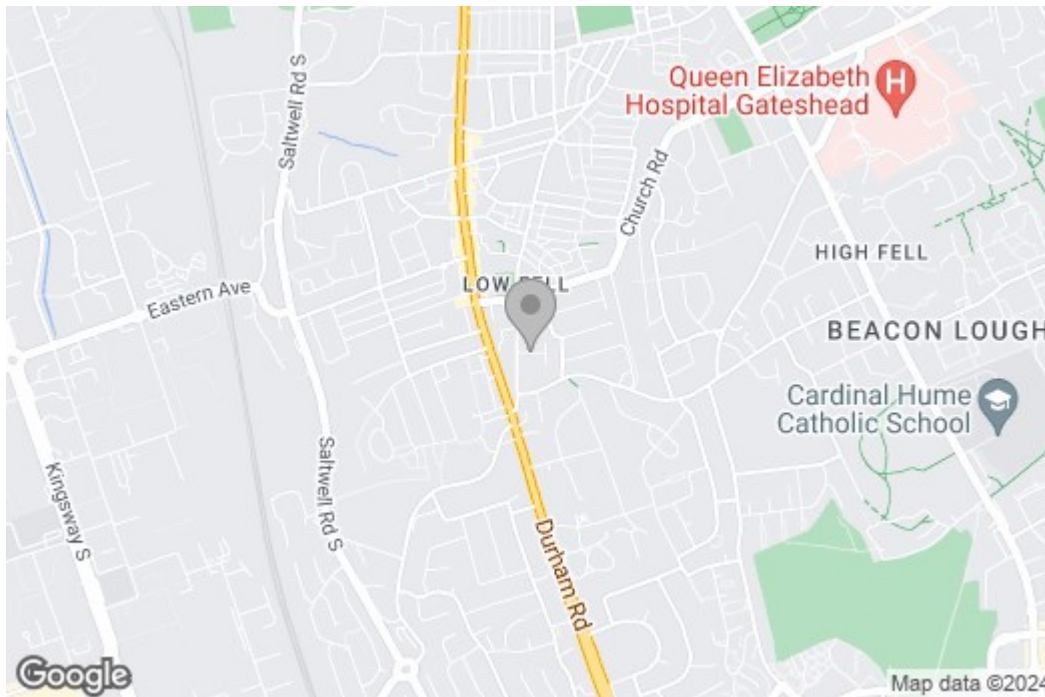
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

## MATERIAL INFORMATION

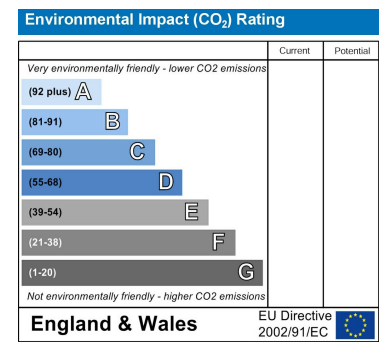
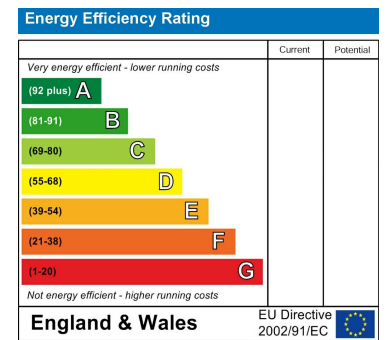
FLOOD RISK - NO RISK  
LOCAL AUTHORITY - GATESHEAD  
BROADBAND - BASIC AND FIBRE  
MOBILE COVERAGE - BASIC- GOOD  
TV- SKY AND BT

# 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.