



## 225 Sanderson Villas, Gateshead, NE8 3DE

Offers Over £95,000

Welcome to Sanderson Villas, a charming gated complex offering a delightful over 55's garden apartment. This property boasts a warm and inviting atmosphere with its communal lounge, dining room, conservatory, and even a laundry room for your convenience. As you step into this ground floor flat, you are greeted by a spacious living/dining room that opens up to a rear patio through French doors, perfect for enjoying a cup of tea on a sunny afternoon. The kitchen is equipped with modern amenities including an integrated eye level oven, dishwasher, fridge, and freezer, making meal preparation a breeze. The main bedroom features built-in wardrobes providing ample storage space, while an additional bedroom offers versatility for guests or as a home office. The shower room adds a touch of luxury to this lovely apartment. With gated access, communal gardens, and parking facilities, Sanderson Villas ensures both security and convenience for its residents. Whether you are looking for a peaceful retirement retreat or a cosy home to settle down in, this property offers a perfect blend of comfort and community living. There is also a laundry room, communal lounge, dining area and conservatory. A guest room is also on site. Don't miss the opportunity to experience the tranquil lifestyle that Sanderson Villas has to offer. Book a viewing today and step into your future home!

## COMMUNAL ENTRANCE

### APARTMENT HALLWAY



### SHOWER ROOM

10'2" x 6'10" (3.11m x 2.10m)



### BEDROOM ONE

13'10" into door recess x 8'7" (4.24m into door recess x 2.64m)



### BEDROOM TWO

10'9" x 6'2" (3.30m x 1.90m)



## LIVING/DINING ROOM

18'1" x 10'2" (5.52m x 3.12m)



## KITCHEN

9'8" x 7'7" (2.96m x 2.32m)



## COMMUNAL LOUNGE, DINING, CONSERVATORY AND LAUNDRY

### EXTERNAL

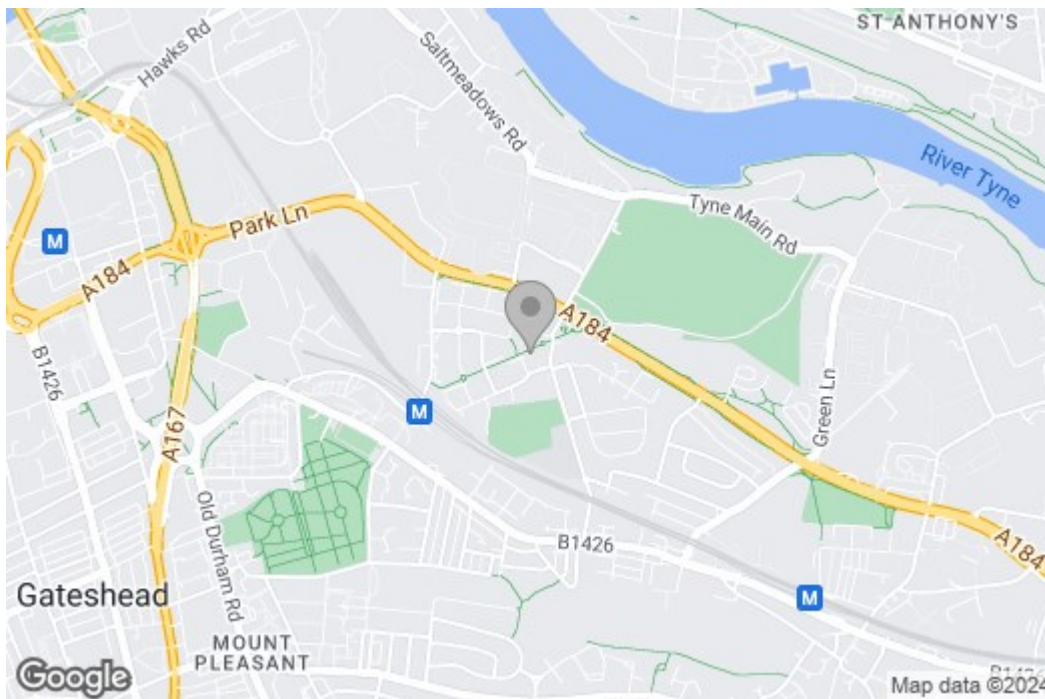


### Property disclaimer

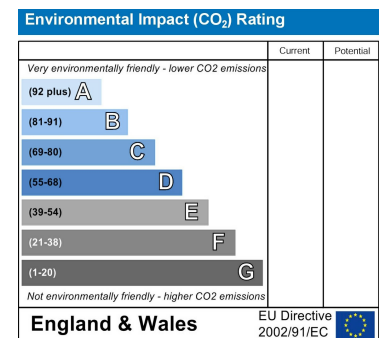
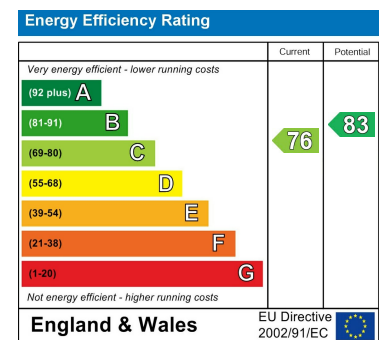
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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