



## Colombo Square

Worsdell Drive, Gateshead

- Modern Apartment on 3rd Floor
- Council tax band: B
- EPC rating D
- Allocated Parking Space
- Leasehold - 125 years from 1.1.2005 (107 years remaining)
- Ground Rent £125 per annum

**Guide Price £ 95,000**

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# Colombo Square

## Worsdell Drive, Gateshead

An excellent, 3rd floor apartment in Colombo Square, part of the sought after Ochre Yards development. Situated on the South bank of the Tyne, just a short walk over the bridge from Newcastle city centre, in the ever popular Quayside area.

Ochre Yards has grown into a prime location for young professionals, city centre workers, and commuters wanting to make the most of all that Newcastle's vibrant city centre has to offer, combined with close proximity to tranquil open spaces and a relatively secluded location

This stylish property comprises one double bedroom, an entrance hall with a hall cupboard, a bathroom and an open plan living and dining room, leading through to fully fitted kitchen.

### Entrance Hall

Entrance door, built in cupboard housing washing machine and hot water cylinder, electric heater.

### Lounge – 12'6 x 15'0 (3.81m x 4.57m)

Double glazed French doors to the front onto Juliet balcony, television point, archway to kitchen.

### Kitchen – 8'8 x 6'2 (2.64m x 1.88m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, integrated dishwasher and fridge/freezer, electric wall boiler.

### Bedroom 1 – 8'11 x 14'3 into door recess (2.72m x 4.34m into door recess)

Double glazed window to the front, electric wall heater.

### Bathroom/WC

White 3 piece suite comprising; panelled bath, mains fed shower over pedestal wash hand basin, low level wc, tiled walls, extractor fan, electric wall heater.

### External

Allocated parking bay.

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Electric

Broadband: FTTP

Mobile Signal / Coverage: Good Coverage

Parking: Allocated Parking Space

### RISKS

Flooding in last 5 years: Unknown

Risk of Flooding: Unknown

Any flood defences at the property: Unknown

Coastal Erosion Risk: Unknown

Known safety risks at property Unknown

### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Unknown

Outstanding building works at the property: Unknown

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity.

### ACCESSIBILITY

This property has no accessibility adaptations.

### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

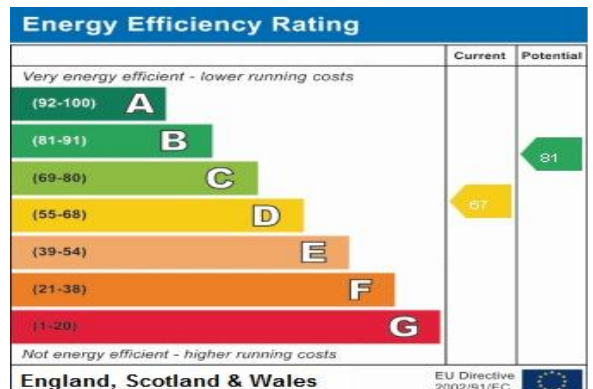
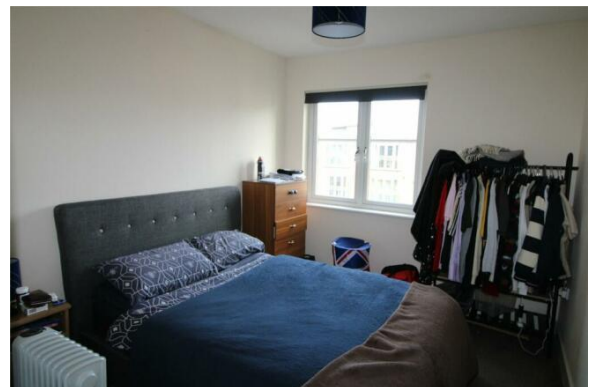
Length of Lease: 125 years from 1.1.2005 (107 years remaining)

Ground rent: £125 per annum

### COUNCIL TAX BAND: B

EPC RATING: D

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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