

# SIGNATURE

## NORTH EAST

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 Baltic Quay, Gateshead NE8 3QW

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**Asking Price**  
**£115,000**

Signature North East is delighted to welcome this charming 1-bedroom ground floor flat to the market, located in the heart of Gateshead, with stunning views over the River Tyne. This property boasts a prime location, offering strong transport and road links for an easy commute to the bustling Newcastle city centre. The city centre is also a short walk away along the picturesque quayside, where you'll find a range of popular eateries, bars, supermarkets, and shops all within easy reach.

Upon entering the property, you are greeted by a central hallway that leads to a spacious, open-plan kitchen and living area. This inviting space is flooded with natural light thanks to large windows, providing a bright and airy atmosphere. The kitchen/dining area is designed for convenience, with ample space for a dining table. It features attractive wall and base units complemented by sleek countertops, and elegant French doors offer direct access to the rear garden. The kitchen is equipped with integrated appliances, including a recently replaced washing machine and electric hob.

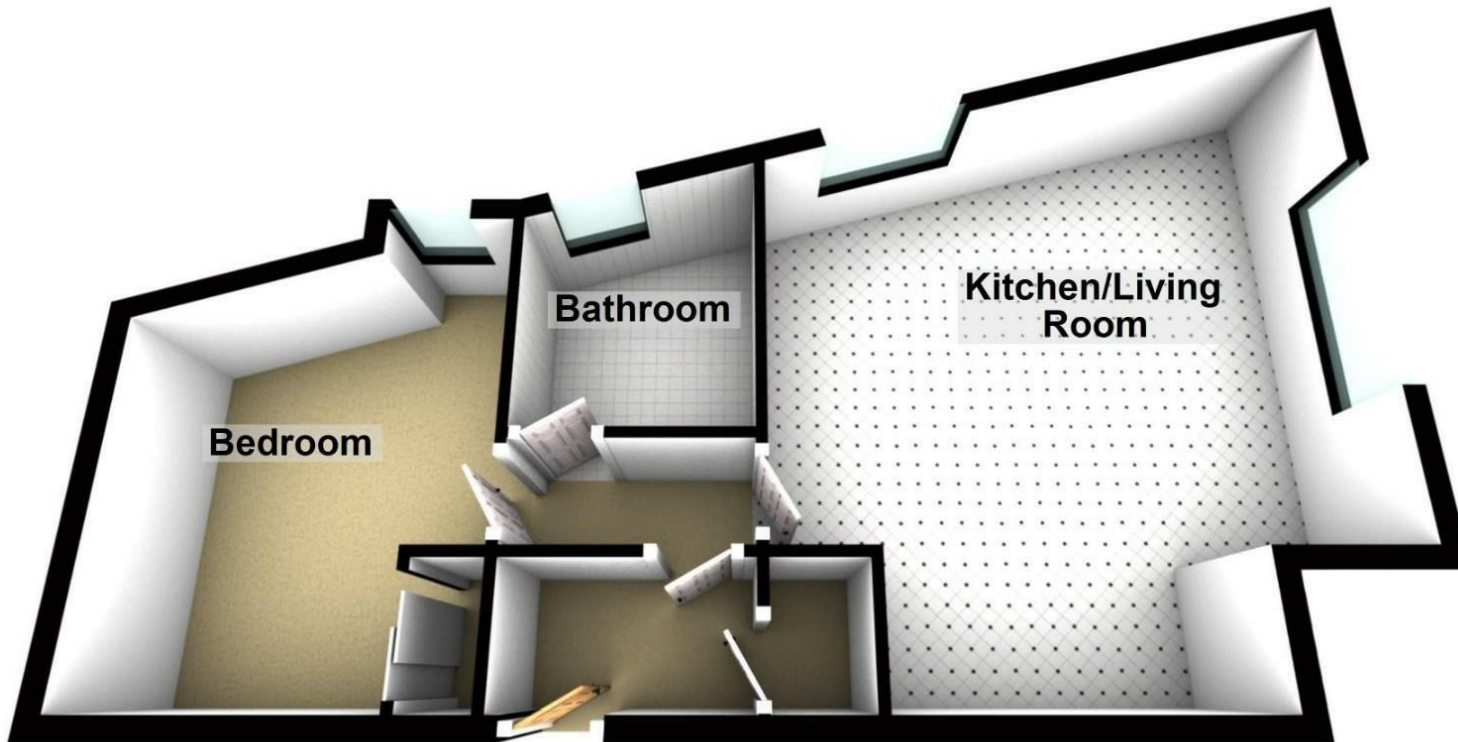
As you continue through the apartment, you will find a generously sized bedroom that easily accommodates a double bed and additional furnishings. This room also includes a fitted sliding door wardrobe for ample storage. Completing this floor is the bathroom, which features a bathtub with an overhead shower, a hand basin, and a W.C., all designed for comfort and convenience.

From this apartment, you can enjoy picturesque views across the River Tyne, including sights of the iconic Swing Bridge and the open communal garden, perfect for relaxing in the sun. The property also offers a secure entry system and a designated parking space, ensuring both security and convenience for its residents. This delightful flat is a fantastic opportunity for those looking to enjoy the vibrant lifestyle and amenities of Gateshead and Newcastle.



# PROPERTY FLOORPLAN

## Ground Floor



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.


### Measurements:

Kitchen / Living Room  
18'2" x 17'7"

Bathroom  
8'3" x 7'0"

Bedroom  
11'8" x 10'7"

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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