



FOR SALE



Apartment 5, Westmorland House Otterburn Gardens, Low Fell, Gateshead, NE9 6QH

Offers Over £195,000



- Landscaped Communal Gardens
- Impressive Communal Entrance
- Communal Gardens To The Front Aspect
- Highly Regarded Location
- Awaiting EPC Rating
- Two Double Bedrooms
- Allocated Parking
- Kitchen/Dining Room
- Under 0.5 Miles To Low Fell High Street
- Viewings Highly Recommended

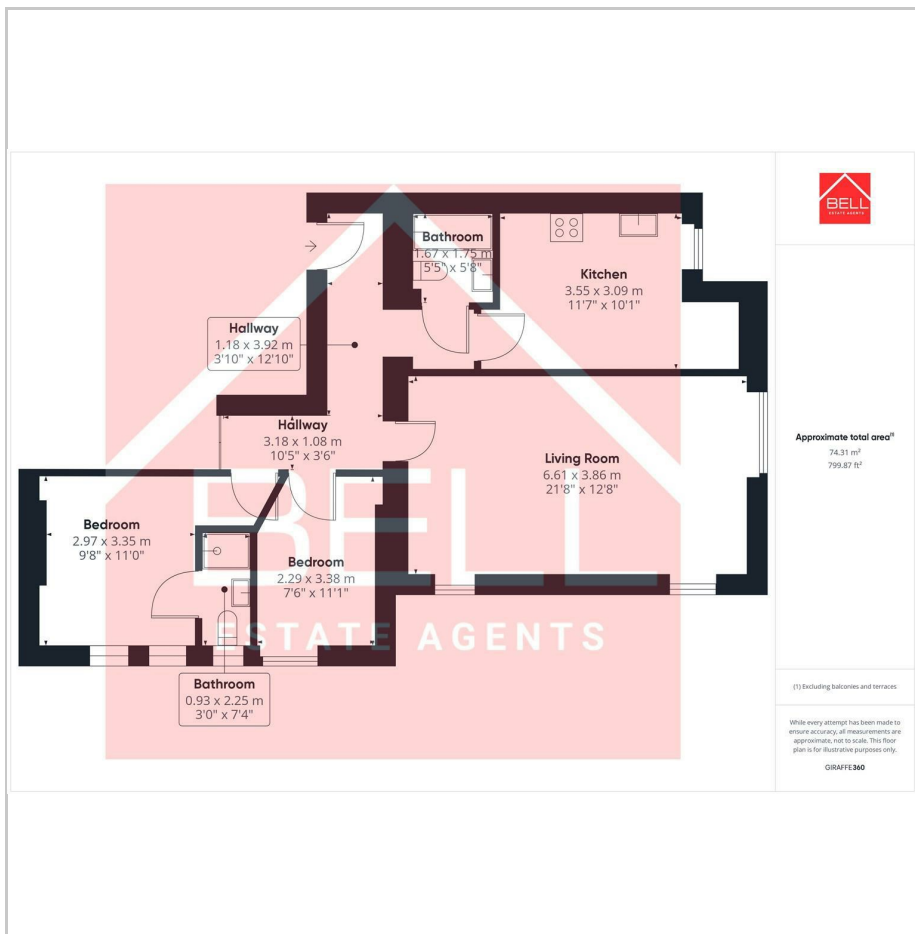
## THE PROPERTY

A generous size first floor apartment situated within the prestigious Westmorland House.

Set in the beautiful grounds within easy reach of Low Fell, Bell Estate Agents welcome to the market this deceptively spacious two bedroom apartment. The property enjoys stunning views and exudes charm with double glazed sash style windows and high ceilings. The internal accommodation briefly comprises of two double bedrooms, the master of which has an en-suite shower room. There is an attractive dining kitchen and impressive lounge/dining room with dual aspect windows, both making the most of the views. Completing the internal layout is a three piece family bathroom.

Benefits include intercom entry system providing access to a communal entrance hall, allocated parking space, visitors parking and beautifully landscaped communal gardens. The location has ideal access to all of the amenities in Low Fell as well as for transport links to surrounding areas.

Originating in the 16th century Low Fell has quickly developed into one of the more popular of the two dozen or so villages which now comprise the Metropolitan Borough of Gateshead. The Durham Road area has now become a vibrant commercial hub with thriving shops, bars and restaurants as well as some banks and small offices. Whilst also offering it's own running, cricket and rugby clubs. There are also a range of highly regarded local schools, demand for properties increases to grow as more buyers look to move into the area. The area also offers excellent links to the A1, Metrocentre and Team Valley for commuters.



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

