



## 8 Ashfield Court Joicey Road, Gateshead, NE9 5FD

Offers Over £275,000

Welcome to Ashfield Court, a stunning second-floor apartment nestled in the leafy area of Low Fell. This exclusive development with gated access offers a perfect blend of modern living and convenience, situated within walking distance of all that Low Fell has to offer, including a delightful selection of restaurants, bars, and cafes. As you enter you are greeted by a communal entrance with lifts and stairs providing easy access to all floors. The apartment itself boasts a spacious hallway that leads to a bright and airy lounge, featuring double doors that open onto a charming balcony with picturesque views of the beautifully maintained gardens. The open-plan design seamlessly connects the lounge to the dining area and a contemporary kitchen, which is equipped with integral appliances and a convenient peninsula breakfast bar. Large windows throughout the space flood the rooms with natural light, creating a warm and inviting atmosphere. This apartment comprises two well-proportioned double bedrooms, with the main bedroom benefiting from an en suite shower room complete with a stylish double shower enclosure. The guest bathroom is equally impressive, featuring a three-piece suite with a shower over the bath, ensuring comfort for both residents and visitors alike. Residents can take advantage of the nearby award-winning Saltwell Park, perfect for leisurely walks, picnics, or enjoying the beautiful surroundings. Whether you are a professional seeking a luxurious retreat or a couple looking for a sophisticated home, this apartment is sure to impress. Don't miss the opportunity to make this prestigious address your own. Contact us today to arrange a viewing and secure this exceptional property.

## COMMUNAL ENTRANCE



## BALCONY



## LIVING/ DINING/ KITCHEN

27'8" x 12'2" (8.44 x 3.72 )



## APARTMENT HALLWAY



## BEDROOM ONE

12'7" x 12'2" (3.84 x 3.72 )



## EN SUITE



## LOUNGE AREA



## BEDROOM TWO

12'11" x 9'4" (3.94 x 2.85)



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.

## BATHROOM/ W.C



## EXTERNAL



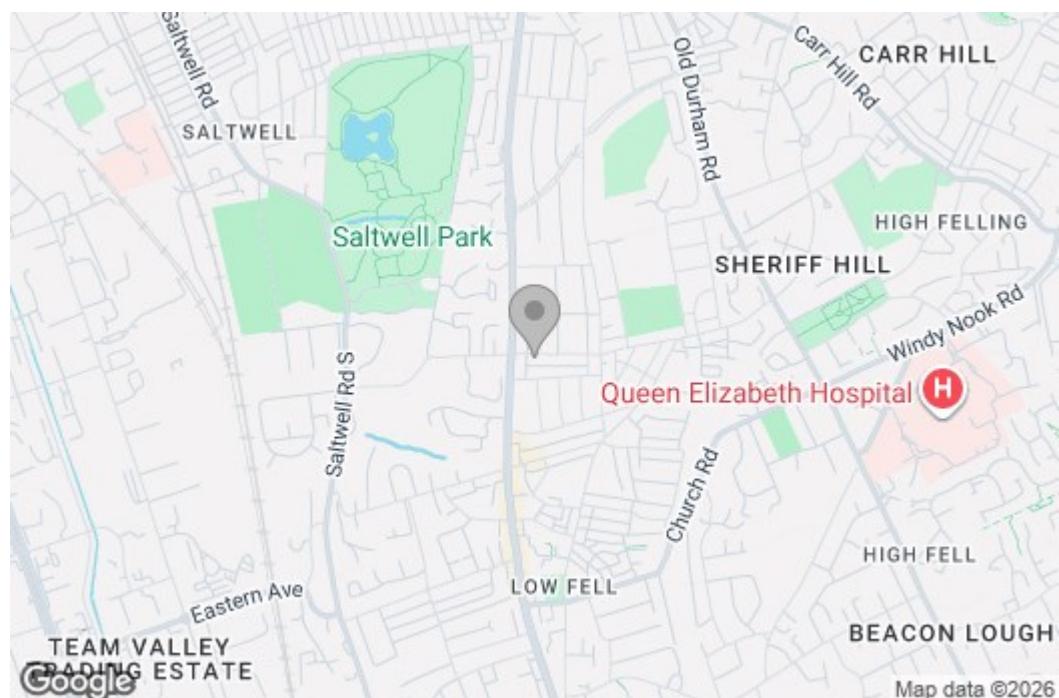
## Property disclaimer

**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.

## Floor Plan



## Area Map



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 firms employment has the authority to make or give an representation or warranty in respect of the property.