



Raven Road | Gateshead | NE8 2FF

**Asking Price £195,000**

The  
**GOOD  
ESTATE**  
AGENCY

Raven Road |  
Gateshead | NE8 2FF  
Asking Price £195,000

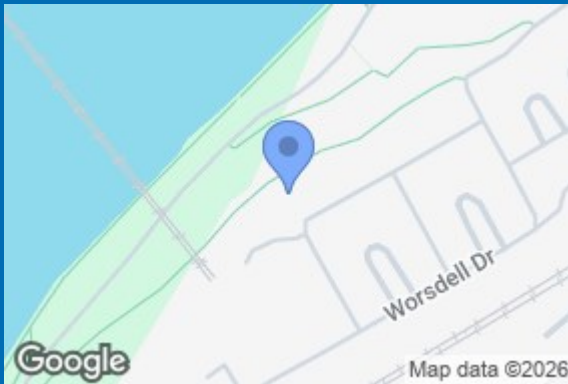
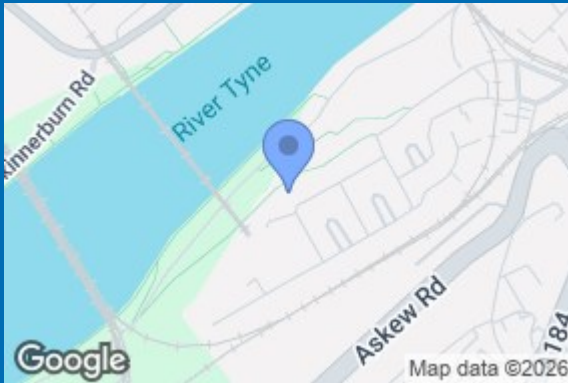
2 BED, 2 BATH WITH PARKING. An excellent, spacious two-bedroom apartment in Arc Avenue, part of the popular Ochre Yards development. The ground / 1st floor property comprises: entrance hall, storage cupboard, double bedroom, bathroom with shower over bath, high spec fitted kitchen, spacious living and dining room with double height ceiling and feature arched window, stairs to landing, mezzanine level master bedroom and en suite shower room. Further benefits include allocated parking space & intercom. Located on the banks of the River Tyne with excellent access into Newcastle city centre & the Quayside. Currently let for £1,220pcm until 16/12/26, achieving a rental yield of 7.1%.



- DUPLEX APARTMENT
- TWO DOUBLE BEDROOMS
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- PARKING
- GROUND / FIRST FLOOR
- BATHROOM & EN SUITE TO MASTER BEDROOM
- HIGH SPEC FITTED KITCHEN ROOM
- DOUBLE HEIGHT CEILING TO LIVING & DINING ROOM WITH FEATURE ARCHED WINDOW







| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (12 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 52      | 52        |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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