



## **101 The Wills Building Wills Oval, Newcastle Upon Tyne, NE7 7RG**

**Offers Over £150,000**

Hive Estates is delighted to present this exceptional two-bedroom apartment located in the highly sought-after Wills Oval Building – a beautifully converted Art Deco Grade II listed factory on the edge of Newcastle. Originally built in the 1940s using red brick and Portland Stone, The Wills Building is a striking example of preserved architectural heritage, now transformed into stylish modern living.

Step inside to a bright and spacious living room featuring large windows that flood the space with natural light. The neutral décor, wood-effect laminate flooring, and ceiling fan create a calm, airy atmosphere, while the layout comfortably accommodates both lounge and dining areas.

The modern kitchen is finished to a high standard with grey high gloss cabinets, quartz worktops, and integrated appliances including an oven, hob, dishwasher, washing machine, and fridge freezer — all set against wood-effect laminate flooring for a cohesive look.

The master bedroom is generously sized and illuminated by large windows. It features neutral décor, cream carpet, and access to a stylish en-suite with floor-to-ceiling textured tiles, block gloss floor tiles, WC, basin, and a walk-in shower, plus a convenient storage cupboard.

The second bedroom is also impressively large, with big windows allowing plenty of natural light, cream carpet, and neutral styling — perfect as a guest room, office, or additional sleeping space.

Completing the apartment is a sleek main bathroom finished with floor-to-ceiling cream textured tiles and block floor tiles. It includes a bath, WC, basin with built-in vanity storage, and a towel radiator for added comfort.

Located in a vibrant and accessible area, the apartment offers easy access to Newcastle city centre, as well as the lively neighbourhoods of Heaton and Jesmond, renowned for their restaurants, bars, cafés, and boutique shops. For those who love the outdoors, the North East coastline and beaches are just a short drive away, offering a perfect escape from city life.

This is an opportunity to live in an iconic building with both style and substance — ideal for professionals, couples, or anyone seeking a unique home close to the heart of Newcastle.

**Lounge/Diner 23'9" x 13'1" (7.25 x 4.00)**

**Kitchen 10'5" x 9'4" (3.20 x 2.85)**

**Bedroom 1 17'10" x 11'5" (5.45 x 3.50)**

**En-suite 9'10" x 5'4" (3.00 x 1.64)**

**Bedroom 2 13'1" x 12'5" (4.00 x 3.80)**

**Bathroom 6'10" x 6'6" (2.10 x 2.00)**



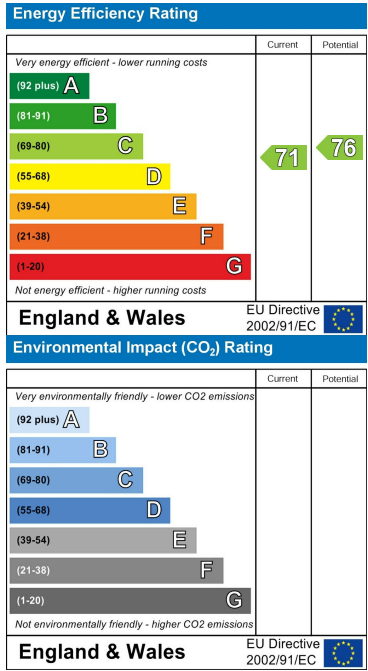


Total area: approx. 86.8 sq. metres (934.3 sq. feet)

Area Map



Energy Efficiency Graph



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