



## 1 bed apartment to buy in NE10

Celandine Way, Gateshead, Tyne and Wear, NE10 8QP

**£80,000** Offers Over

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Open Plan Ground Floor Flat
- ✓ One Bedroom
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Occupying a pleasant cul-de-sac location on a popular development, and having recently undergone an extensive refurbishment, this ground-floor one-bedroom flat truly must be seen to be appreciated. The transformation has completely reimagined the interior, creating a stylish, modern open-plan lounge and kitchen, along with a refitted bedroom and bathroom. The proximity to the Queen Elizabeth hospital, bus routes and access to road links opens it to a wider market from professionals to first time buyers. The property benefits from UPVC double glazing with colonial shutters to many windows, a recently installed combi boiler heating system, a foldaway dining table, and integrated kitchen appliances.

The accommodation includes an entrance lobby, open-plan lounge and kitchen, bedroom, and bathroom. Externally there is an open plan lawned garden to the front and side. Further parking is available to the side of the property.

In order to see the quality of the finish and what sets it apart from other flats, we strongly recommend an internal inspection.

Please note that the owner has informed us that he is in the process of extending the lease to 155 years

The vendor has indicated that the property can include all contents.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 41

Annual Service Charge Amount: £25.00

Price: Offers Over £80,000

Property Type: Apartment

Parking: None

Heating: Gas

## Entrance Lobby

Composite double glazed door, combi boiler, door to the lounge

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## Lounge/Kitchen

4.60m x 4.60m (15'1" x 15'1")

UPVC double glazed window with colonial shutters, vertical radiator, feature lighting and acoustic panelling to the feature wall. The kitchen area is fitted in dark grey wall and base units with integrated appliances including fridge and freezer in a tall boy unit, dishwasher and automatic washer/drier. There is a built in double oven and microwave, induction hob with extractor over, color coordinated sink and drainer with mixer tap and roller door storage

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## Kitchen Area



## Bathroom

1.70m x 1.70m (5'6" x 5'6")

Built in shower cubicle with mains fed shower, wash basin with mixer tap set to a vanity unit, WC, partial cladding, UPVC double glazed window, vertical radiator

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## Bedroom

3.40m x 2.20m (11'1" x 7'2")

(Measurements do not include door recess) Fitted sliding wardrobes with additional storage beyond, UPVC double glazed window with colonial shutters, vertical radiator

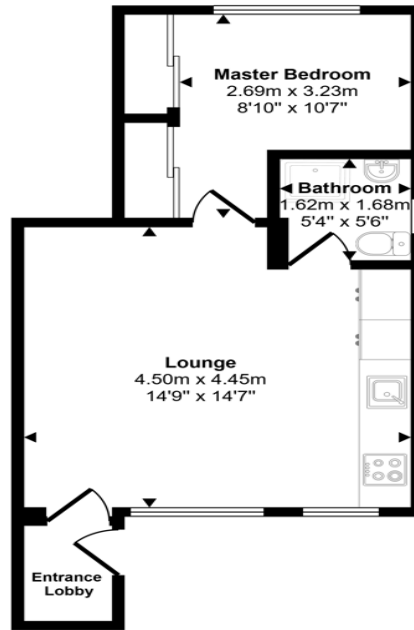
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## AGENTS NOTE

We are advised by the vendor that the lease is in the process of being extended

Approx Gross Internal Area  
33 sq m / 357 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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