



## 2 bed apartment to buy in NE8

Derwentwater Road, Gateshead, Tyne and Wear, NE8 2SB

**£75,000** Offers Over

🛏 x 2 🚿 x 2 🚻 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Upper Apartment
- ✓ Two Bedrooms master En Suite
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ EPC Rating B

## Key Information

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

## Description

Ideally located for easy access to Newcastle city centre and Gateshead, with excellent road links for commuting, this two bedroom apartment offers stylish modern living. The property benefits from UPVC double glazing, gas central heating and on site parking. Accommodation includes a communal entrance with both lift and stair access to all floors, a hallway, a lounge open to the kitchen, two bedrooms including a master with en suite, and a main bathroom.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 101

Price: Offers Over £75,000

Property Type: Apartment

Parking: Allocated

Heating: Gas

## Communal Entrance

Stairs and lift to all floors

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## Entrance Lobby

Leading to the hallway

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## Hallway

Accessing all rooms

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## Lounge

3.50m x 4.60m (11'5" x 15'1")

UPVC double glazed window, two radiators

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## Kitchen

2.40m x 2.80m (7'10" x 9'2")

Fitted in wall and base units with gas hob with an extractor over, electric oven, space for an automatic washing machine, combi boiler.

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## Bedroom One

3.30m x 3.60m (10'9" x 11'9")

Two UPVC double glazed windows, radiator

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## En-Suite

1.30m x 2.40m (4'3" x 7'10")

Shower cubicle with an electric shower, WC, pedestal wash basin, extractor fan



## Bedroom Two

2.40m x 2.70m (7'10" x 8'10")

UPVC double glazed window, radiator




## Bathroom

2.80m x 1.90m (9'2" x 6'2")

Panelled bath, WC, wash basin, radiator





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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Contact your local branch today for more information on this property:  
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