

1 bed studio flat to buy in NE8

Fletcher Road, ,, Gateshead
Gateshead, NE8 2AY

£80,000

- ✓ Studio Apartment
- ✓ Kitchen with Integrates Appliances
- ✓ Electric Heating
- ✓ Balcony
- ✓ City Living

**FOR
SALE**



Summary

- Property Type: Studio flat - Bedrooms: 1 - Parking: None - Central Heating: Electric
- Price: £80,000
- Tenure: Leasehold

Description

Offered with no upward chain this well presented ground floor studio apartment is situated in an excellent location, within a short distance of the High Level Bridge which gives easy access in to Newcastle city centre, plus there are a handful of small bars and places to eat a short distance away. Transport links are excellent with the Central Station and Metro station within easy reach.

This bright airy property features electric heating, some integrated appliances in the kitchen and a balcony.

This property is a good example of somebody looking for modern city living, of even as a rental opportunity. An internal inspection is strongly recommended.

To arrange a viewing, please contact our Low Fell branch on 0191 4878898

Council Tax Band: A

Tenure: Leasehold

Length Of Lease: 104

Annual Ground Rent Amount: £258.00

Annual Service Charge Amount: £1,426.00

EPC Rating: C

Communal Entrance

Security entry system

Studio Lounge/Bedroom

5.30m x 3.70m (17'4" x 12'1")

With French style double glazed doors leading to the spacious veranda area, two built in cupboards, electric radiator.



Kitchen

3.60m x 1.80m (11'9" x 5'10")

Fitted in a range of wall and base units, with integrated fridge and freezer and dishwasher, built in electric hob with extractor over, and built in electric oven, stainless steel sink and drainer, space for automatic washing machine



Bathroom

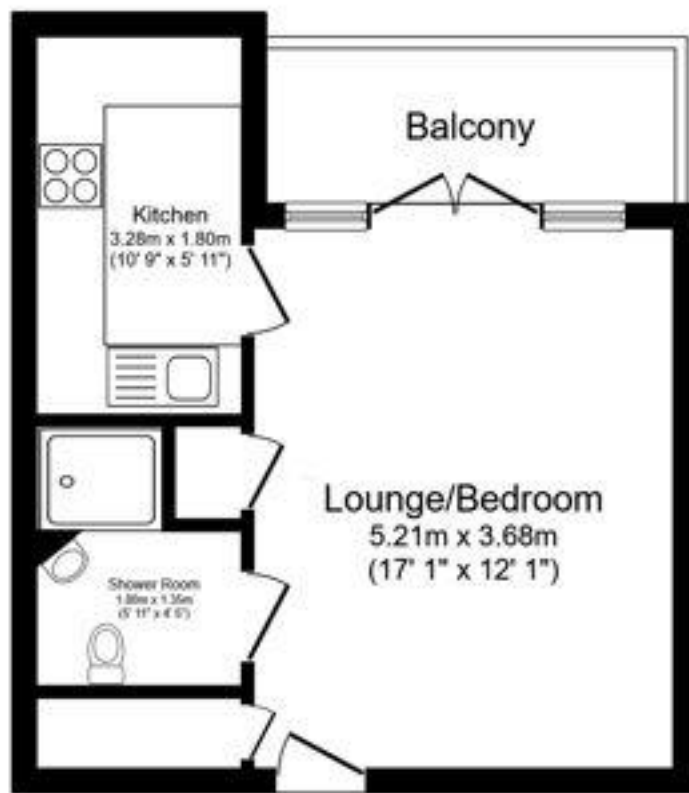
With a double mains fed shower unit, with glazed door, wash basin and WC,



External

A covered veranda area allows for pleasant outside space





floor plan
Floor area 34.6 m² (372 sq.ft.)

TOTAL: 34.6 m² (372 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Contact your local branch today for more information on this property:

425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898, www.pattinson.co.uk

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