

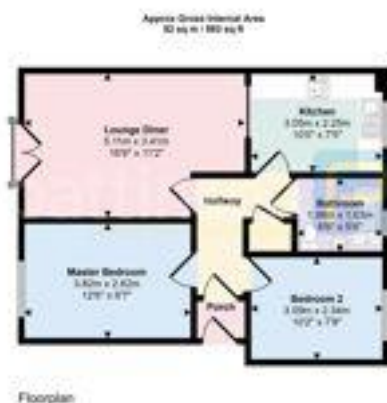
2 bed apartment to buy in NE8

Windmill Way, Bensham, Gateshead
Tyne and Wear, NE8 1NU

£100,000 Offers Over

- ✓ TWO BEDROOM APARTMENT
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ ALLOCATED PARKING
- ✓ GREAT LOCATION AND AMENITIES

**FOR
SALE**



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 misstatement. Areas of rooms such as bathroom suites are representative only and may not include the floor area. Please visit the property for more information.



Summary

- Property Type: Apartment - Bedrooms: 2 - Parking: Allocated - Central Heating: Gas
- Price: Offers Over £100,000
- Tenure: Leasehold

Description

We are delighted to offer for sale this well presented two-bedroom apartment situated in the heart of this highly sought-after area of Gateshead. This standout property offers comfortable living and convenience with its easy access to local amenities and excellent transport links.

The modern apartment benefits from two generously sized bedrooms and is enveloped in light and comfort, creating a style as timeless as the captivating view. You'll find one spacious bathroom serving the home, making these quarters a truly unrivalled retreat.

The property also boasts an open-plan reception area that integrates effortlessly with the fitted kitchen, providing a comfortable communal space that is perfect for entertaining or unwinding. Undoubtedly, this apartment conveys an enviable relaxed lifestyle.

Added benefits of this property include gas central heating and double-glazed windows throughout, providing a warm and cost-efficient home all year round.

This listing also comes with an allocated parking space, providing an added layer of convenience for those with a vehicle or for when guests come to visit.

Please arrange your viewing promptly to avoid disappointment. We look forward to showing you all this fantastic property can offer.

Council Tax Band: A

Tenure: Leasehold

Length Of Lease: 101

Annual Ground Rent Amount: £50.00

Annual Service Charge Amount: £1,368.00

EPC Rating: C

Year built: 2000

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: ADSL copper wire

Mobile signal coverage: Good

Entrance

Secure entrance to the communal hallway. Stairs to all floors and entry to the apartment. Doors leading to the lounge, kitchen, bedroom one, bedroom two and bathroom.



Lounge

Double glazed French doors to the front and central heating radiator.



Kitchen

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit with mixer tap and splash back tiling. Electric oven and gas hob with extractor hob and plumbed for automatic washing machine. Double glazed window to the rear and central heating radiator.



Bedroom One.

Double glazed window to the rear central heating radiator.



Bedroom Two

Double glazed window to the front and central heating radiator.



Bathroom

Comprising low level w.c., panelled bath and pedestal wash basin.
Double glazed window to the rear and central heating radiator.



External

An allocated parking bay lies to the front of the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	79
(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 	

Windmill Way, Bensham, Gateshead, Tyne and Wear, NE8 1NU

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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