

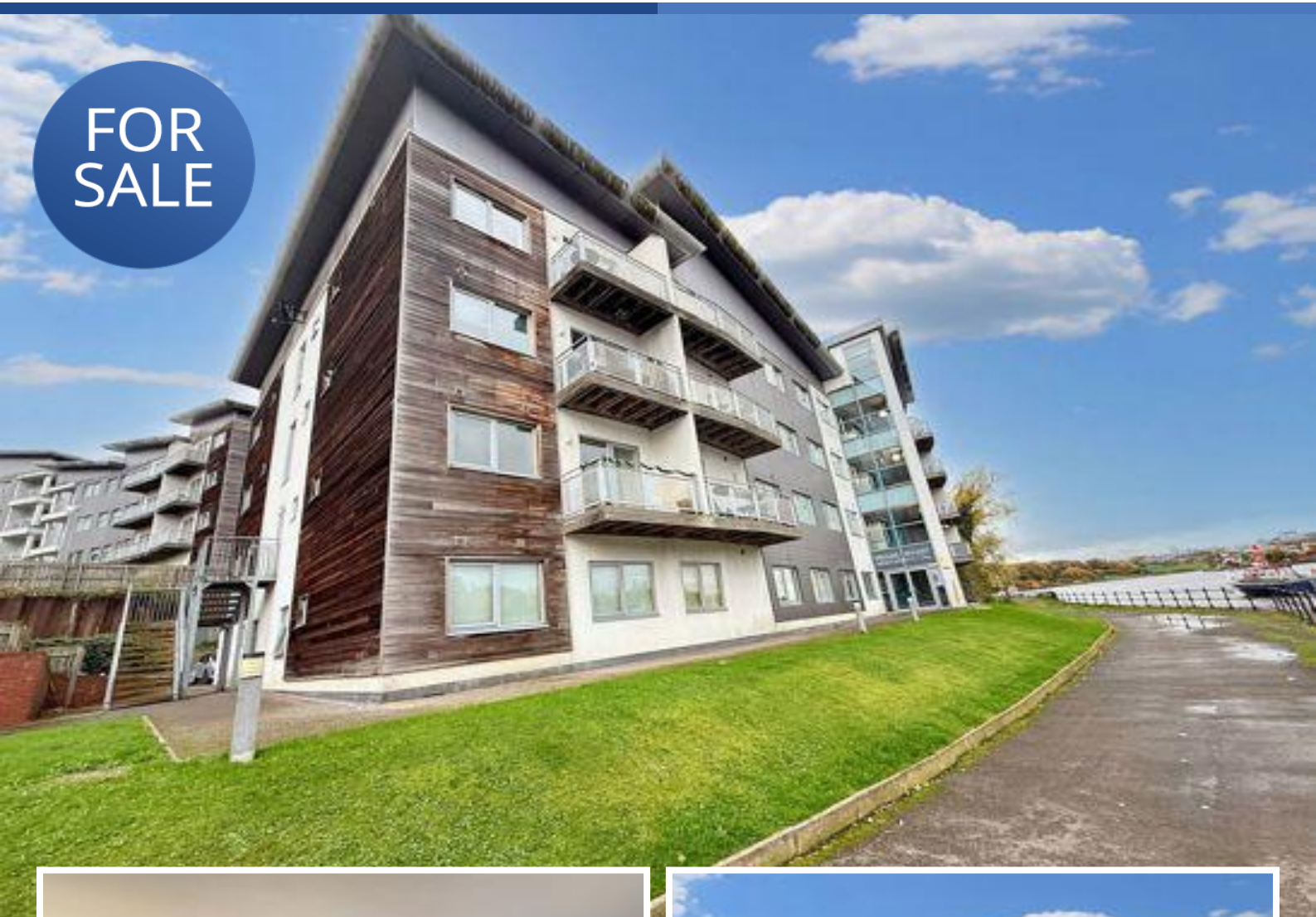
2 bed apartment to buy in NE10

Green Lane, Felling Central, Gateshead
Tyne and Wear, NE10 0QX

£145,000

- ✓ Two-bedroom second floor apartment within modern riverside development
- ✓ Open plan kitchen, dining and lounge area with balcony and river views

**FOR
SALE**



Summary

- Property Type: Apartment - Bedrooms: 2 - Parking: Allocated - Central Heating: Underfloor Heating
- Price: £145,000
- Tenure: Leasehold

Description

Pattinson Estate Agents are delighted to welcome to the market this well-presented second-floor apartment Located within the modern Friars Wharf development on Green Lane, Gateshead. The property offers two bedrooms and well-arranged living accommodation, making it suitable for a range of buyers including professionals and investors.

The property comprises an entrance hallway with built-in storage, an open plan kitchen, dining, and lounge area with French doors opening onto a balcony offering open river views, two bedrooms (one with en-suite facilities), and a main family bathroom. The apartment benefits from triple glazing throughout and laminate flooring in the principal rooms.

Friars Wharf Apartments are situated close to Gateshead town centre and the River Tyne, offering convenient access to local amenities, shops, and transport links including the A184, A1(M), and Gateshead Metro Interchange. The riverside setting provides pedestrian and cycle routes towards both Gateshead Quays and Newcastle city centre.

Council Tax Band: B

Tenure: Leasehold

Length Of Lease: 102

Annual Service Charge Amount: £2,897.00

EPC Rating: C

Year built: 2010

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable

Mobile signal coverage: Good

Communal Entrance

Accessed via a secure door with keypad and intercom.

Entrance / Hallway

Wooden entrance door opening to hallway with laminate flooring and built-in storage cupboard housing the hot water tank.



Kitchen / Diner / Lounge

5.80m x 5.10m (19'0" x 16'8")

A very large open plan room with front and side aspect triple glazed windows and French doors leading to balcony with open river views. The kitchen area is fitted with a range of wall and base units with roll-top work surfaces and a stainless steel 1.5 bowl sink. Integrated appliances include an electric oven, four-ring electric hob, dishwasher, and fridge freezer, with plumbing provided for a washing machine. Recessed lighting and laminate flooring complete the space. The room also offers a very spacious living and dining area.



Bedroom One

4.05m x 2.77m (13'3" x 9'1")

Rear aspect triple glazed window, laminate flooring, and built-in sliding door wardrobe. Door to En-suite.



En-Suite

2.62m x 1.58m (8'7" x 5'2")

Fitted with a shower cubicle (mains), pedestal wash hand basin, and W/C. Part tiled walls, vinyl flooring, extractor fan, and recessed lighting.



Bedroom Two

4.54m x 2.56m (14'10" x 8'4")

Side aspect triple glazed window, laminate flooring, and built-in sliding door wardrobe



Family Bathroom

2.55m x 1.58m (8'4" x 5'2")

Comprising bath with mains shower over, pedestal wash hand basin, and W/C. Part tiled walls, vinyl flooring, extractor fan, and recessed lighting.



Externally

French doors from the lounge open onto a private balcony with open river views. The development includes communal grounds and allocated parking.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	72
(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 	

Green Lane, Felling Central, Gateshead, Tyne and Wear, NE10 0QX

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

