

2 bed apartment to buy in NE8

Curzon Place, Gateshead
Tyne and Wear, NE8 2ER

£99,000 Starting Bid

- ✓ Two Bedrooms
- ✓ Second Floor Apartment
- ✓ No Upper Chain
- ✓ Electric Heating and Double Glazing

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AUCTION



Summary

- Property Type: Apartment - Bedrooms: 2 - Parking: Allocated, Residents - Central Heating: Electric
- Price: Starting Bid £99,000
- Tenure: Leasehold

Description

A superb opportunity to purchase this good size second floor apartment situated within this favoured residential development.

The accommodation offers spacious living and briefly comprises; communal entrance via secure door entry intercom system, entrance hall with useful storage cupboards and intercom system, open plan lounge, kitchen, diner with two double glazed windows, space for living and dining furniture, kitchen with a range of wall and base units, built in electric hob and oven, integrated fridge freezer, integrated dishwasher, integrated washing machine and electric night storage heater. Two bedrooms, the master bedroom benefits from an en-suite shower room and spacious family bathroom/W.C.

Benefitting from no onward chain, electric heating and double glazing. The property is ideally located for Gateshead Metro Station, walking distance to Newcastle City Centre & Quayside and local bars and restaurants.

Leasehold 125 years from 1st November 2003 should you proceed with this purchase these details must be verified by your solicitor

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2388b>

Please contact the Low Fell Branch for further information and viewings.

Council Tax Band: C

Tenure: Leasehold

Length Of Lease: 103

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £2,400.00

EPC Rating: B

Construction materials: Brick and block

Roofing type: Flat

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: No

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

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Front External

Communal entrance via secure door entry intercom system.



Hallway

With doors off to all rooms and useful storage cupboard.

Living Area

5.50m x 4.20m (18'0" x 13'9")

Open plan lounge, kitchen, diner with two double glazed windows, space for living and dining furniture, kitchen with a range of wall and base units, built in electric hob and oven, integrated fridge freezer, integrated dishwasher, integrated washing machine and electric night storage heater.



Bedroom One

5.39m x 3.73m (17'8" x 12'2")

Double glazed window to the rear, en-suite shower room/WC, storage cupboard and electric panel heater.



En-suite

1.89m x 1.78m (6'2" x 5'10")

White three piece shower room/WC comprising shower cubicle, hand wash basin, low level WC, tiled walls and tiled floor.



Bedroom Two

3.32m x 3.20m (10'10" x 10'5")

Double glazed window to the rear and electric panel heater.



Bathroom/WC

2.43m x 1.77m (7'11" x 5'9")

White three piece bathroom suite comprising; bath with shower head attachment, hand wash basin, low level WC, tiled walls, tiled floor and electric heater.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	84
(69-80) C		
(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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