



## 2 bed apartment to buy in NE10

Green Lane, ., Gateshead, Tyne and Wear,  
NE10 0QX

# £80,000

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Available with or without a sitting tenant at £850pcm.
- ✓ Two Bedrooms
- ✓ Third Floor Apartment
- ✓ Heated Flooring and Double Glazed Throughout
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Electric

## Arrange a viewing

Phil Whiteside  
Branch Manager  
Low Fell

0191 4878898  
low.fell@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are delighted to welcome to the market this modern two bedroom, third floor apartment located in the popular Friars Wharf Apartments, Gateshead. Currently tenanted at £850pcm and property can be purchased with or without the tenant.

Ideally located next to the beautiful River Tyne with a short walk to Newcastle City Centre, the property has fantastic transport links, local amenities, shops and schools.

Briefly comprising: entrance hallway, open plan lounge/diner and kitchen, bathroom, double bedroom and master bedroom. Underfloor heating throughout the apartment and triple glazed windows offer cost effective and modern living. Also benefitting from secure entry system, CCTV and an allocated parking bay!

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 113

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £3,084.00

Price: £80,000

Property Type: Apartment

Parking: Allocated

Heating: Electric

## Entrance / Hallway

Communal entrance with CCTV  
Inside apartment - laminate flooring, under floor heating system

---

## Lounge/Kitchen

4.83m x 5.42m (15'10" x 17'9")

Lounge: Triple glazed rear aspect window, double glazed door leading to balcony, laminate flooring, under floor heating,



## Lounge/Kitchen Additional Photo

Kitchen: Laminate flooring, under floor heating, wall and base storage units, integrated electric cooker and hob with extractor hood, contrasting roll top work surfaces, roll top splash back 1 1/2 sink unit with drainer and double tap, plumbing for dish washer, integrated dishwasher, integrated fridge freezer.



## Balcony

Larger balcony over looking river and local wildlife



## Bedroom One

4.41m x 2.83m (14'5" x 9'3")

Triple glazed rear aspect windows, carpet, under floor heating



## Bedroom Two

3.20m x 2.90m (10'5" x 9'6")

Triple glazed rear aspect windows, carpet, under floor heating



## Bathroom

Low level w/c, bath with shower over, pedestal wash hand basin, tiled flooring, part tiled walls, under floor heating system.

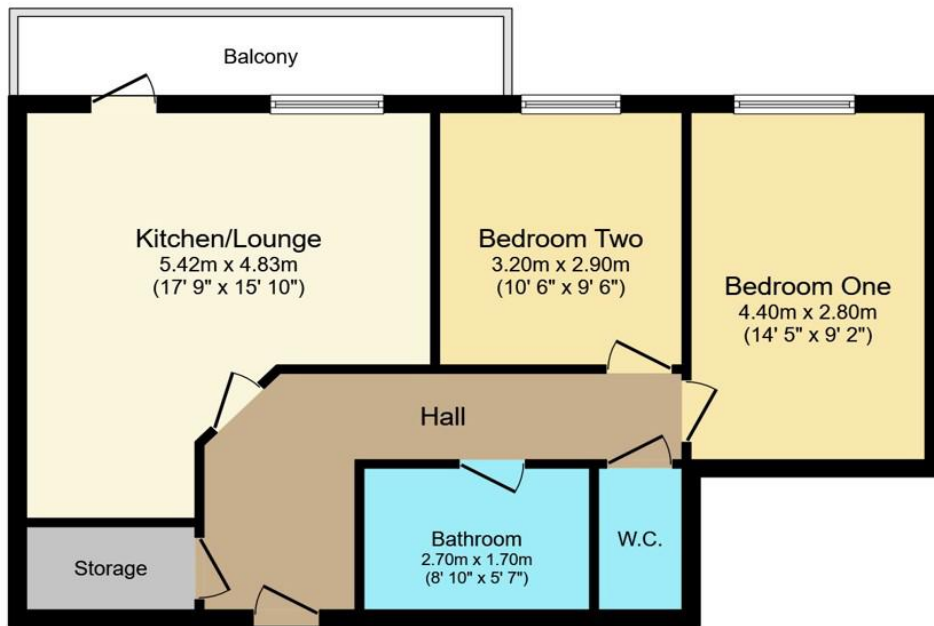


## External



## External 2





### Floor Plan

Floor area 62.1 sq.m. (668 sq.ft.) approx

Total floor area 62.1 sq.m. (668 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(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	

Green Lane, ., 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,  
low.fell@pattinson.co.uk, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

