



## 2 bed apartment to buy in NE8

Bridges View, Gateshead, Tyne and Wear,  
NE8 1NZ

# £97,000

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Ground Floor Flat
- ✓ Two Bedrooms
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A well presented ground floor apartment, ideally located for easy access to the Team Valley, the A1, local amenities and excellent public transport links.

The property benefits from UPVC double glazing, gas central heating via a combi boiler, a modern bathroom suite and allocated parking.

The accommodation comprises a communal entrance, hallway, lounge, kitchen, bathroom and two bedrooms.

Externally, there is allocated parking and access to the rear, with level access to the building and no steps required for entry. This makes the property particularly well suited to buyers seeking the convenience of single level living. Combining a practical layout with a convenient location, this apartment is likely to appeal to first time buyers and downsizers

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 99

Price: £97,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Adaptions for accessibility: No

Heating: Gas

## Communal Entrance

Security entrance intercom

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## Entrance Lobby

Leading to the hallway

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## Hallway

Laminate flooring, radiator, built in storage cupboard



## Lounge

5.40m x 3.20m (17'8" x 10'5")

UPVC double glazed window, radiator, laminate flooring



## Kitchen

1.90m x 3.70m (6'2" x 12'1")

Fitted wall and base units with gas hob, electric oven with extractor over, stainless steel one and a half bowl sink and drainer with mixer tap, space for automatic washing machine, radiator



## Bedroom One

3.80m x 2.50m (12'5" x 8'2")

UPVC double glazed window, radiator, laminate floor



## Bedroom Two

3.10m x 2.30m (10'2" x 7'6")

UPVC double glazed window, radiator



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## Bathroom

3.00m x 1.60m (9'10" x 5'2")

WC, wash basin, panelled bath with shower to the mixer tap and glazed screen, partial cladding and tiling to the walls, UPVC double glazed window, radiator





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(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 

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

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