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20 August Courtyard, Gateshead, NE8 2DL

- . A superb 2 bedroom 1st floor apartment
- . Lounge with French doors to balcony
- . Modern kitchen with integrated dish washer
- . Attractive bathroom/WC
- . Combi central heating
- . UPVC double glazing throughout

- . Communal garden
- . EPC rating C
- . Allocated parking bay
- . Ideal for 1st time buyers

£130,000 Offers over

www.rbreen.co.uk

0191 265 9339

To the market we offer this superb 2 bedroom 1st floor apartment situated in The Staithes, Gateshead. This 2nd line property is ready to move into and ideal for first time buyers or investors. Benefitting from close proximity to the River Tyne, walking routes and The Staithes Cafe, this stunning apartment is a must see

The Property comprises of:-

ENTRANCE HALL A key code access main entrance to the spacious hallway leading to the apartment door 4.7m x 2.8m - laminate flooring, meter cupboard, sockets, telephone entry system.

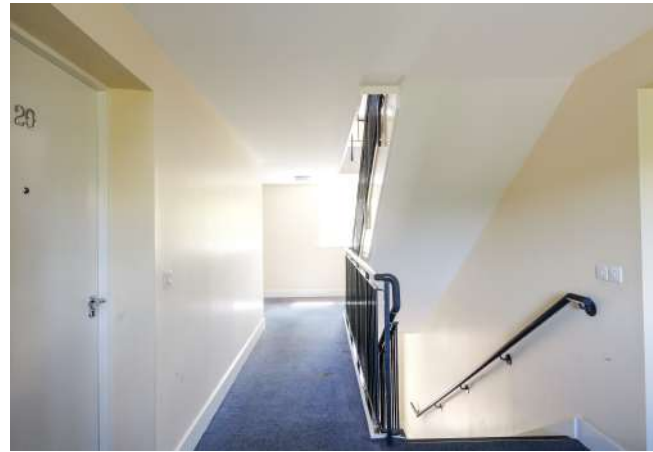
LOUNGE 4.7m x 3.3m
Carpet flooring, double radiator, balcony with French UPVC double glazed doors and windows to front, UPVC double glazed window to side, sockets.

KITCHEN 2.3m x 2.8m
The kitchen area is fitted with a range of sleek, modern base and wall units in grey with grey laminate worktops, complemented by built in electric hob and electric oven, extractor hood, integrated dish washer, stainless steel sink unit with new tap, tiled splashback areas, laminate flooring in grey, inset spotlights, Potterton combi boiler in cupboard, sockets, double radiator.

BEDROOMS

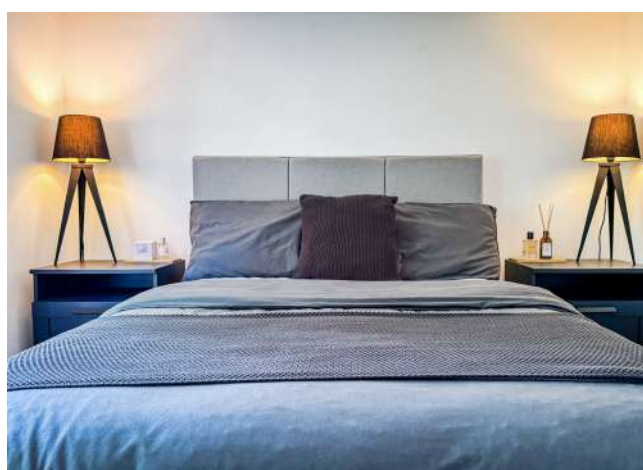
1) 2.6m x 3.4m
Carpet flooring, double radiator, UPVC double glazed windows to side, window blinds, sockets, double radiator.

2) 2.7m x 2.6m
Carpet flooring, double radiator, UPVC double glazed window to front, wardrobes.



BATHROOM/WC	Panelled bath with new mixer shower and taps, shower screen, attractive tiled area to bath, sink and WC, vanity washbasin, laminate tiled effect flooring, double radiator, extractor fan, inset spotlights.
HEATING	Potterton combi Ideal gas central heating boiler.
DOUBLE GLAZING	UPVC double glazing throughout.
EXTERNAL	Communal garden to rear, allocated parking bay area, The Staithes Cafe in close proximity.
TENURE	Leasehold with a remaining
ADDITIONAL	Service charge - £1288.08 pa Ground rent - £133.90 pa Faze 3 Estate charge - £69.47 pa
VIEWING	By appointment with Ron Breen Estate Agents.





Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- Smart meters
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

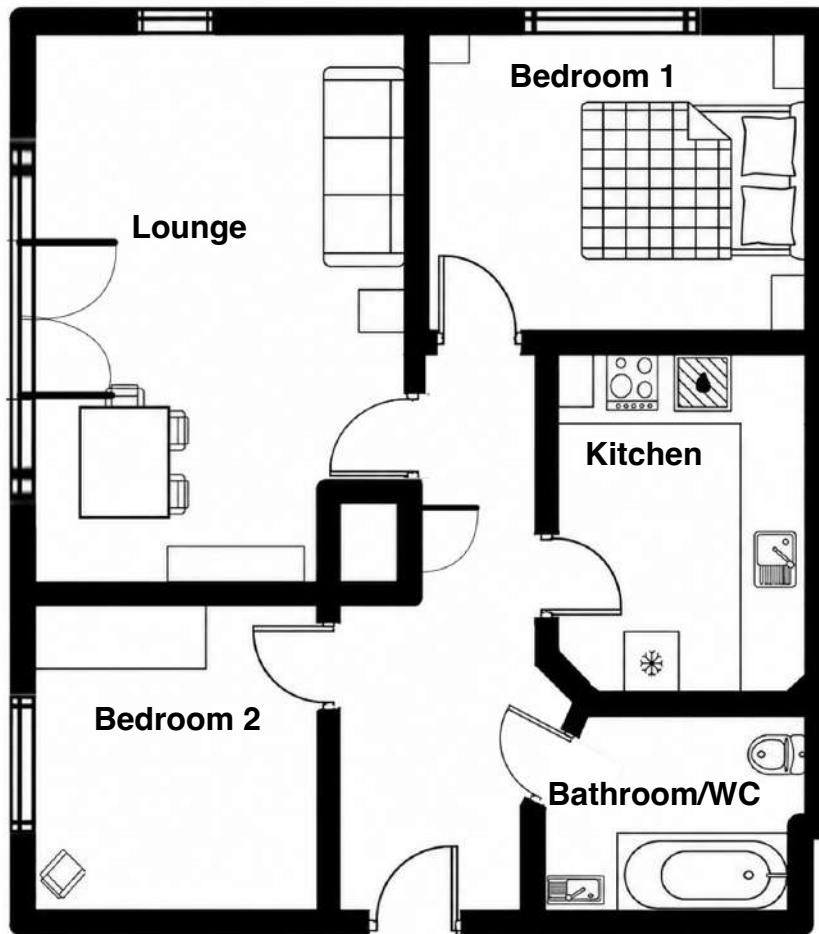
- Email
- Copy link to clipboard
- Print

20 August Courtyard North Side GATESHEAD NE8 2DL		Energy rating
		C
Valid until	Certificate number	
23 July 2036	7736-7823-9800-0204-4222	

Property type	Mid-floor flat
Total floor area	52 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](#).



THE ABOVE DETAILS ARE BELIEVED TO BE CORRECT BUT NO WARRANTY OR REPRESENTATION IS GIVEN OR MADE AS TO THEIR ACCURACY AND THEY SHALL NOT FORM ANY PART OF ANY CONTRACT. PROSPECTIVE PURCHASERS ARE ADVISED TO CHECK THEIR ACCURACY AS NO LIABILITY OR RESPONSIBILITY CAN BE ACCEPTED BY EITHER THIS COMPANY OR ANY MEMBER OF STAFF IN PROVIDING THIS INFORMATION. THE PROPERTY IS OFFERED SUBJECT TO CONTRACT, ALL ROOM SIZES ARE FROM A SONIC TAPE, ACCURACY CANNOT BE GUARANTEED. WHEN OWNERS ARE CONSIDERING YOUR OFFER THEY WILL REQUIRE AS MUCH RELEVANT INFORMATION AS POSSIBLE, IN ORDER TO OBTAIN THIS INFORMATION, YOU WILL BE ASKED TO CALL INTO THE OFFICE TO DISCUSS THE DETAILS WITH A NEGOTIATOR AND TO FILL IN THE ANTI-MONEY LAUNDERING FORMS WHICH ARE REQUIRED BY LAW. ALL FURTHER TERMS AND CONDITIONS CAN BE FOUND ON TERMS AND CONDITIONS PAGE AT www.rbreen.co.uk