

# BRUNTON

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## RESIDENTIAL



**WORSDELL DRIVE, GATESHEAD, NE8**

**Offers Over £150,000**



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Stylish & Well Presented Modern Apartment Boasting Two Great Bedrooms, a Wonderful Open Plan Living, Dining and Kitchen Space with Juliette Balcony, Bathroom plus En-Suite, Allocated Parking Space & Lift Access!

This excellent, two bedroom, purpose built apartment is ideally located to the second floor of Marmion Court, within the desirable Ochre Yards development, Gateshead. Ochre Yards is a modern and highly considered development of apartments which was originally constructed back in 2006, and is ideally placed on the edge of Gateshead and The Quayside.

The property is perfectly positioned to provide just a 10 minute walk into Newcastle City Centre, Newcastle's Central Station and the delightful Quayside, with its excellent offering of restaurants, cafes and beautiful riverside walks.



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The internal accommodation comprises: The property is accessed via a communal entrance lobby with lift access to the upper floors. The apartment itself opens into a central hallway, which provides access to the remaining accommodation. Immediately to the left are two useful storage cupboards, one of which houses the boiler and washing machine.

Further along the hallway is the open plan lounge, dining area and kitchen. The lounge benefits from two storage alcoves and a Juliette balcony, while the kitchen is fitted with a range of wall and base units and a selection of integrated appliances. Straight ahead from the hallway is the second bedroom, a comfortable double, with the master bedroom positioned adjacent. The master bedroom is also a generous double and benefits from an en suite shower room with part tiled walls and a three piece suite including a heated towel rail. A well appointed main bathroom completes the internal accommodation, also featuring a three piece suite, partial tiling and a heated towel rail.

Externally, the apartment benefits from a secure undercover allocated parking space.





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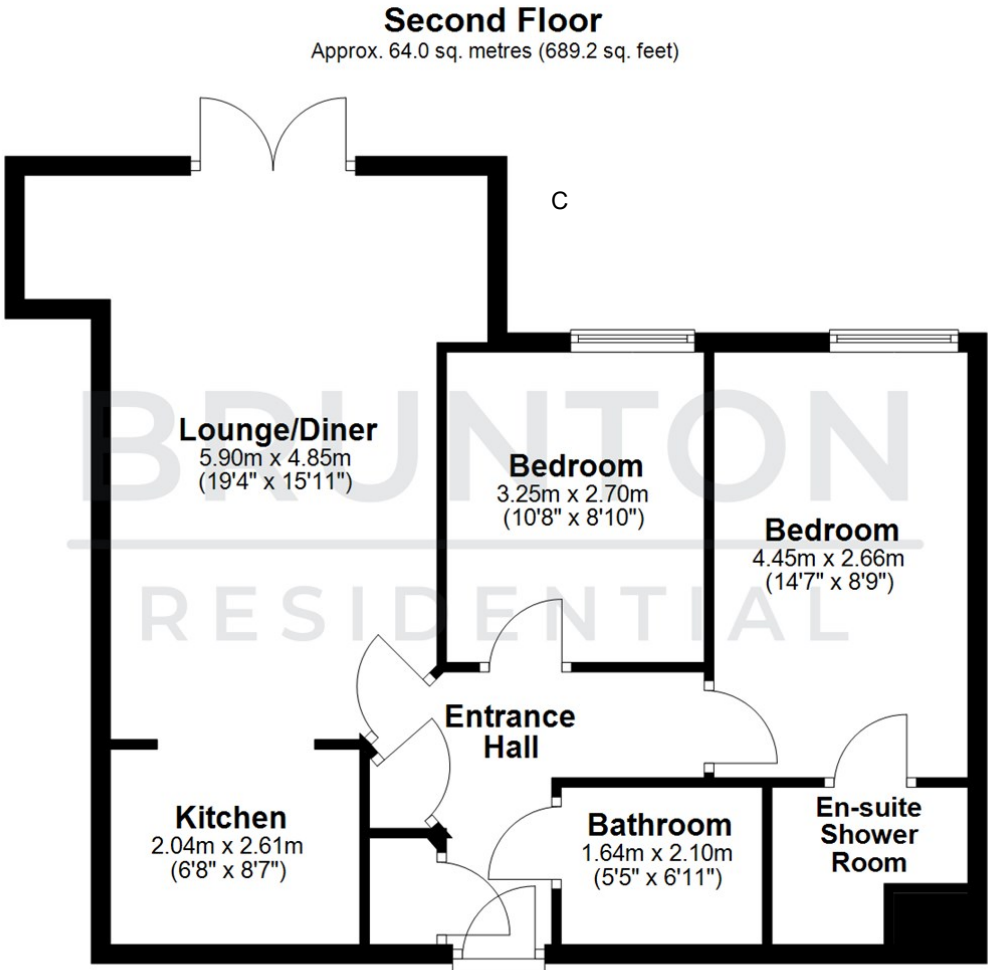
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TENURE : Leasehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : C

EPC RATING :



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		