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- Sought After Location
- Beautifully Presented
- Two Bathrooms
- Available April
- Approximately 88sq m
- Riverside Setting
- Two Bedrooms
- Contemporary Living
- Furnished
- Call for More Information





Nestled in a highly sought-after location in Gateshead, Ochre Mews offers a fantastic opportunity to live in a vibrant and picturesque setting. This beautifully presented, two-bedroom ground floor flat is available in April and offered furnished.

Boasting stunning views of the iconic River Tyne and providing a serene and scenic backdrop to daily life, Ochre Mews is within easy reach of a wealth of amenities and excellent transport links, making it ideal for those who enjoy the perfect blend of convenience and tranquility. Whether you are relaxing in the comfort of your home or taking a stroll along the riverside, the stunning vistas across the Tyne will never cease to impress.

The building is accessed via a communal entrance and the apartment briefly comprises: - private entrance lobby, fantastic open-plan living area with sleek-fitted kitchen units, integrated appliances and featuring simply stunning arched windows, flooding the property with natural light and offering fantastic views of the Riverside. There is a modern bathroom WC and bedroom two which are both accessed off the living area and the mezzanine level features the main bedroom with a dressing area and en suite. Externally there is an allocated parking space with EV charging along with visitor parking.

For more information and to book a viewing, please call our office on 0191 236 2070.

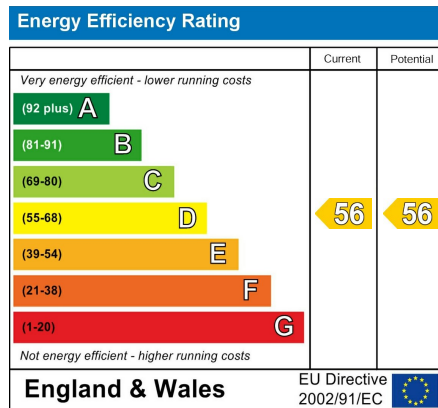
Council Tax Band *D*.



Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.



The difference between house and home

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