



 Jan Forster

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Fletcher Road | | Gateshead | NE8 2AY  
Price £195,000





- Executive Apartment
- Ground Floor
- Two Verandas
- Great Location
- Council Tax Band: C
- Stunning Home
- Two Bedrooms
- Two Bathrooms
- Leasehold
- Call For More Information







**\*\* Video Tour on our YouTube Channel | [https://youtu.be/FKsq\\_g\\_FRUc](https://youtu.be/FKsq_g_FRUc) \*\***

This exceptionally well-presented and spacious ground-floor apartment is sure to impress and offers a rare opportunity to acquire a home of this quality within the highly sought-after Ochre Yards development.

Originally used as the show apartment for the block, the property enjoys a prime position and benefits from attractive river views, making it stand out from others within the development. Ideally located, it provides excellent transport links into Newcastle City Centre and is within close proximity to a wide range of amenities.

The accommodation is accessed via a communal entrance with a secure intercom system, leading into a welcoming hallway. The generously proportioned open-plan lounge and kitchen has been thoughtfully designed with fitted units, built-in appliances, and a seamless layout ideal for both everyday living and entertaining. A door from the living area opens onto a veranda with river views, offering a pleasant outdoor space to relax and enjoy the outlook.

There are two good-sized bedrooms, both featuring doors that open onto a second veranda to the front of the property, providing additional private outdoor space. The principal bedroom further benefits from a contemporary en-suite, while the stylish main bathroom is finished with tiled and mirrored walls and includes a shower over the bath.

Further features include double glazing, electric heating, a built-in entertainment system, a communal courtyard to the rear, and the rare advantage of secure underground parking for two vehicles, accessed via a lift.

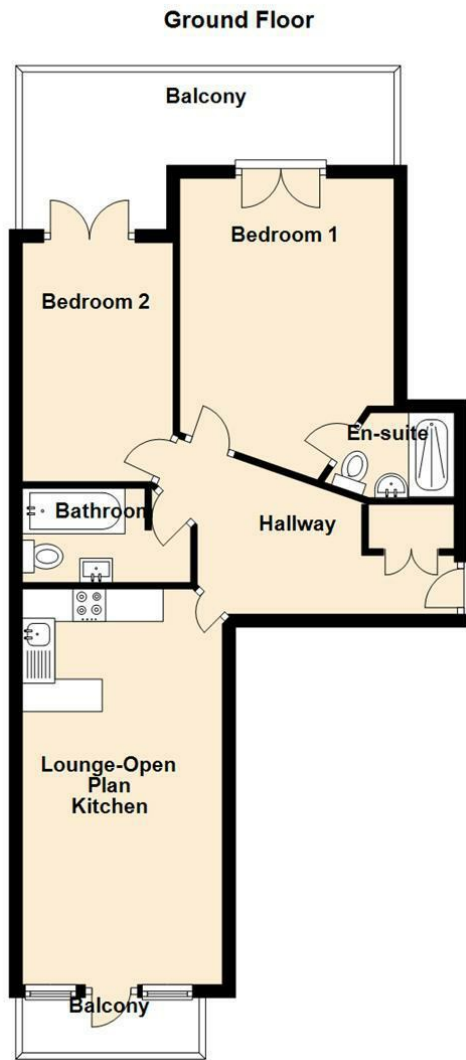
Early viewings are highly recommended. For more information and to book, please call our team on 0191 236 2070.

#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: C





Lounge/Kitchen 26'2" x 12'5" (7.98 x 3.81)

Bedroom One 11'6" x 16'0" (3.53 x 4.89)

Bedroom Two 12'8" x 10'11" (3.87 x 3.34)

## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Contact Us: 0191 236 2070**



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