

Colombo Square

Worsdell Drive, Gateshead, NE8

Asking Price: £154,000

IMMACULATELY PRESENTED TOP FLOOR APARTMENT | NO ONWARD CHAIN | IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY | Situated within the ever-popular Ochre Yards development, this beautifully presented two-bedroom top floor apartment offers stylish accommodation, excellent transport links and is available with no onward chain. Conveniently located for easy access to Newcastle City Centre, the Quayside and a wealth of local amenities, the property is sure to appeal to both first-time buyers and investors alike. Presented to an exceptional standard throughout, further benefits include south-facing views, allocated parking, secure entry system and two Juliet balconies, creating a bright and airy living environment. Early viewing is highly recommended to fully appreciate the quality of accommodation on offer. Energy Efficiency Rating C. Council Tax Band C.

- Two Bedrooms
- Top Floor
- No Onward Chain
- Updated Kitchen
- Ensuite Bathroom
- Allocated Parking
- Juliet Balconies
- South Facing





Entrance Hall
Storage cupboard housing hot water cylinder and fuse board, entry phone system, wall mounted electric heater.

Living Room
(4.32m x 4.07m)
Double glazed doors leading to Juliet balcony, television aerial point, wall mounted electric heater. Open to;

Kitchen
(2.87m x 1.90m)
Range of wall and base units with work surfaces incorporating; sink unit with stainless steel mixer tap, electric oven and hob with stainless steel extractor fan above, built in fridge/freezer, dishwasher and washing machine, part tiled walls, under counter lighting and spotlights.

Bedroom One
(4.70m x 2.80m)
Double glazed doors with Juliet balcony, wall mounted electric heater, built in storage cupboard.

Ensuite Shower Room
Shower unit with glass sliding doors, WC, wall mounted wash hand basin, heated towel rail, tiled walls and extractor fan.

Bedroom Two
(3.11m Max x 2.98m)
Double glazed window, wall mounted electric heater, telephone/internet point.

Bathroom
Panelled bath with shower overhead and glass shower screen, WC, wall mounted wash hand basin, heated towel rail, extractor fan and spotlights.

Sales and Lettings Office:
21 Grey Street
Newcastle upon Tyne, NE1 6EE

Property Management Office:
Cheviot House, Beaminster Way East
Newcastle upon Tyne, NE3 2ER

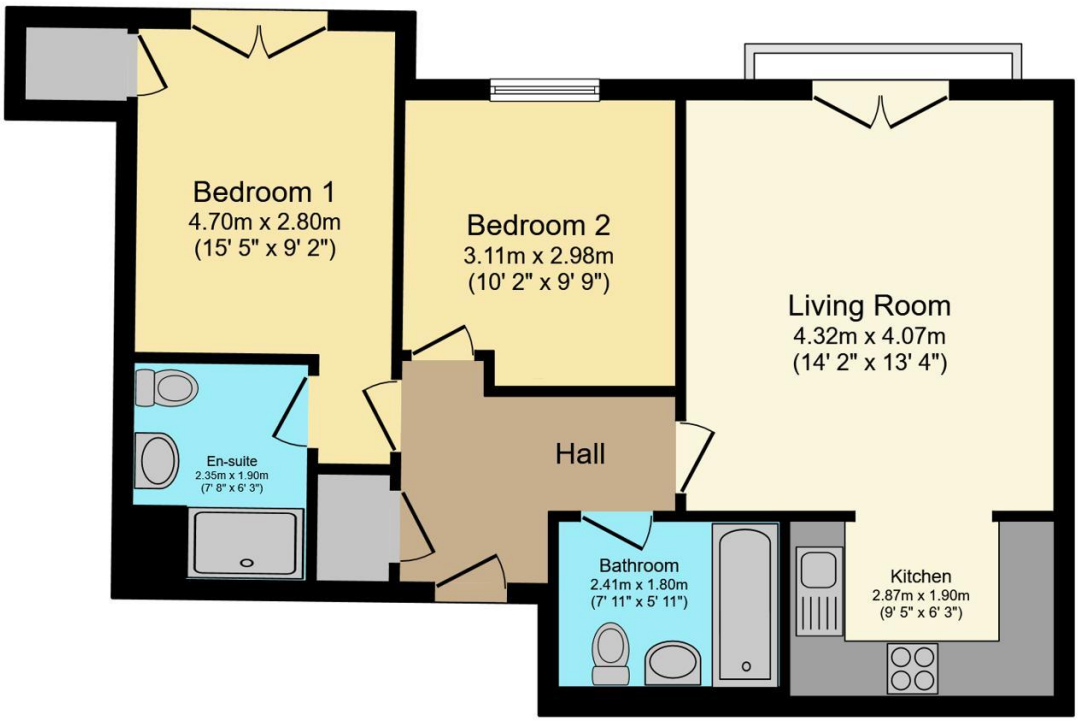
0191 222 1000
www.livingspaces.co.uk



Leasehold Information
The remaining term on the lease is 105 years approximately. The service charge (2026) is £1936.00 per annum. The annual ground rent is £190.24 which is reviewed every 5 years of the lease and increased inline with the Retail Price Index. Please note we have not inspected the head lease.

Material Information
Tenure: Leasehold.
The block is managed by Kingston Property Services.
Council Tax: Band C. Authority; Gateshead Council. For current rates please visit; https://www.gateshead.gov.uk/article/2641/Council-Tax-valuation-bands
Utilities: Mains sewerage, water and electricity are connected. Please note there is no gas supply to the property. Heating is via electric heaters.
Broadband: Follow the link to check broadband providers and speeds; www.Broadbandcheck.co.uk
Mobile Phone Coverage: Follow the link to check mobile signal for all networks; www.Signalchecker.co.uk
Parking: There is an allocated parking bay for the property.

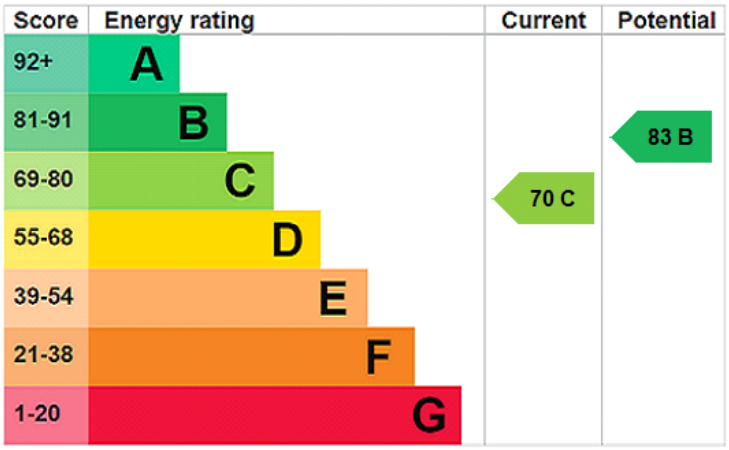
You would need to instruct your solicitor to review the lease for any restrictive covenants, we have not been advised of any at the outset of marketing.



Third Floor

Total floor area: 61.6 sq.m. (663 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Disclaimer
Please note, this is a draft copy of the marketing brochure.
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Kingston Property Service Limited Trading as Living Spaces, Cheviot House, Beaminster Way East, Kingston Park, Newcastle upon Tyne, NE3 2ER. Company Registration No. 04032016

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