


# Liscio

## Greenfield Close, Gateshead, NE8

## Offers in the region of: £220,000

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STUNNING TWO BEDROOM, TWO BATHROOM APARTMENT | BALCONY | ALLOCATED PARKING | SOUGHT-AFTER QUAYSIDE LOCATION | An exceptional opportunity to acquire this beautifully presented two bedroom apartment, situated within the highly desirable Liscio development at Ochre Yards. Constructed to a high specification and offering contemporary accommodation throughout, this impressive home is perfectly positioned within walking distance of both Newcastle and Gateshead Quaysides. Located within one of Gateshead's most sought-after riverside developments, the property enjoys immediate access to an array of bars, restaurants, cafés and leisure facilities. The Glasshouse International Centre for Music, Baltic Centre for Contemporary Art and the vibrant Newcastle Quayside are all nearby, while excellent transport and road links provide easy connectivity across the region. Energy Efficiency Rating B. Council Tax Band C.

- Two Double Bedrooms
- En-Suite Shower Room
- Stylish Open-Plan Living
- Integrated Kitchen Appliances
- 2025 New Build
- Allocated Parking Space
- Lift Access
- Prime Quayside Location





Hallway
Two storage cupboards, one housing hot water cylinder, telephone entry system, wall mounted electric heater.

Living / Kitchen Area 6.40m x 4.00m (max)

Living
Double glazed window and PVC door leading to Juliet balcony, wall mounted electric heater.

Kitchen
Range of wall and base units with Silestone worktop surfaces incorporating stainless steel sink and drainer unit, integrated oven and induction hob with extractor fan above, fridge freezer, washing machine, ceiling spotlights, double glazed window.

Bedroom One 4.07m x 3.31m
Double glazed window, wall mounted electric heater.

Bedroom Two - 3.72m x 3.10m
Double glazed window, wall mounted electric heater.

Bathroom 2.20m x 2.06m
Panel bath with shower above, tiled floor, part tiled walls, heated towel rail radiator, WC, built in wash basin, ceiling spotlights, extractor fan.

Ensuite 2.20m x 1.65m
Walk in tiled double shower with glass screen, tiled floor, heated towel rail radiator, WC, built in wash basin, ceiling spotlights, extractor fan.

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

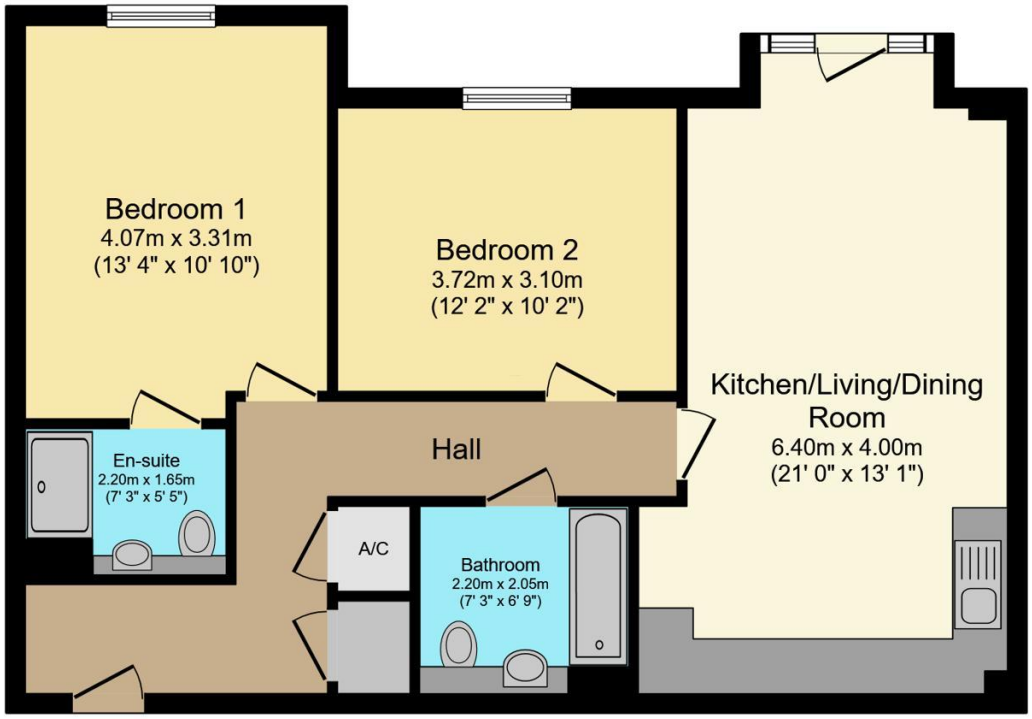
0191 222 1000
www.livingspaces.co.uk



Leasehold Information
The property is leasehold, managed by Kingston Property Services. The years remaining on the lease is approximately 996 years (2026). There is a peppercorn ground rent and an annual service charge of approximately £1137.

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/2641/2026-to-2027-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; Broadbandcheck.co.uk
Mobile Phone Coverage: Follow the link to check mobile signal for all networks; Signalchecker.co.uk
Parking: This property comes with an allocated parking space.

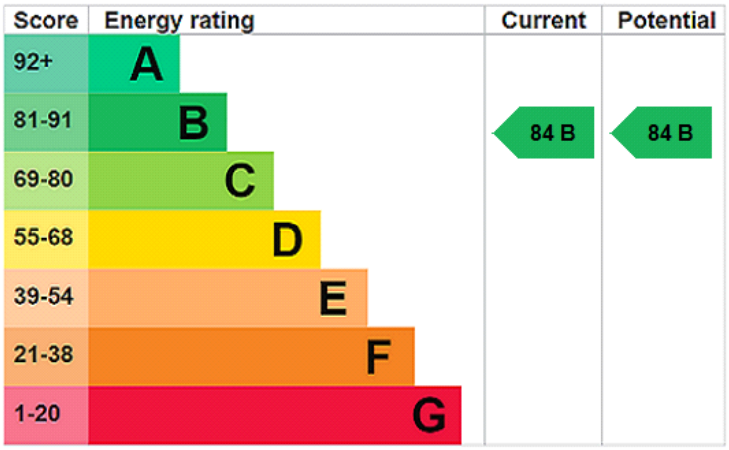
You would need to instruct your solicitor to review the lease for any restrictive covenants, we have not been advised of any at the outset of marketing. Please note the lease can be made available upon request.




Floor Plan

Total floor area: 72.9 sq.m. (784 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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