



Tranquil House

Worsdell Drive, Gateshead, NE8

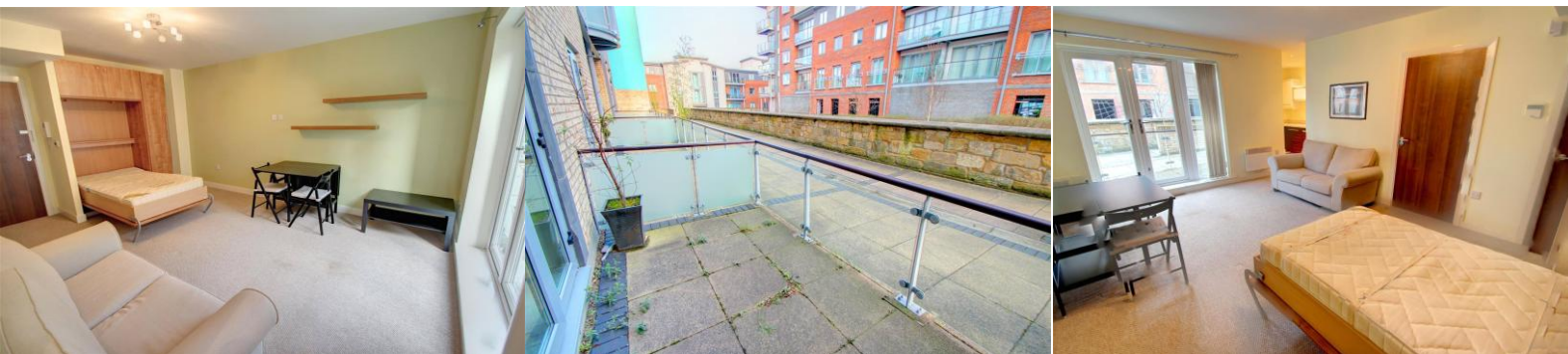
£795 per month

| STUDIO APARTMENT WITH PRIVATE TERRACE | UNDERGROUND PARKING IN A SOUGHT-AFTER QUAYSIDE LOCATION | Offered on a furnished basis and available immediately, this well-presented studio apartment is located within the popular Ochre Yards development on the banks of the River Tyne. Ideally placed for access to the Quayside, Newcastle City Centre and Gateshead, the property benefits from a private terrace, secure underground parking, telephone entry system and a modern kitchen with integrated appliances. Early viewing is highly recommended. Energy Efficiency Rating D. Council Tax Band A. Holding Deposit: One weeks rent to reserve, then taken off your move in monies. Damage Deposit: Five Weeks Rent.

LIVING SPACES

0191 222 1000
www.livingspaces.co.uk

- Studio Apartment
- External Patio Area
- Underground Parking
- City & Quayside
- Modern Development
- Coded Entry System
- Gateshead Quayside
- Available Immediately



Studio Area

Kitchen Area

Bathroom



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

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Material Information

This property is managed by Living Spaces.

Tenure: We have been advised the property is leasehold (Please note the service charge and ground rent are payable by the landlord not tenant).

Council Tax: Band A. Authority; [gateshead.gov.uk/article/2641/2023-24-Council-Tax-valuation-bands](https://www.gateshead.gov.uk/article/2641/2023-24-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: There is an allocated parking bay underground accessed via a fob.

We have not been advised of any restrictive Covenants at the outset of marketing.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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