



## 2 bed apartment to buy in NE8

Mill Road, Gateshead, Tyne and Wear, NE8  
3QZ

**£150,000**

🛏 x2 🚿 x1 🚗 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ 13th Floor Apartment
- ✓ River Views
- ✓ Great Central Location
- ✓ Allocated Parking
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Air Source Heat Pump

## Description

PUBLIC NOTICE – The vendor has been in receipt of an offer of £145,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts

Available with no upward chain, this thirteenth floor apartment offers great river views and offers easy access into Gateshead and Newcastle. The property benefits from electric heating, double glazing, en suite bathroom off the master bedroom and allocated parking.

The accommodation comprises a communal entrance with stairs and a lift to the floor. Entrance hall, lounge/diner, kitchen, two bedrooms, en suite and a bathroom plus a balcony.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 227

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £3,123.00

Price: £150,000

Property Type: Apartment

Parking: Allocated

Heating: Air Source Heat Pump

## Communal Entrance

Stairs and lift to all floors



## Entrance Lobby

Leading to the entrance hall

## Hallway

Two built in storage cupboards

## Lounge/Diner

4.90m x 5.20m (16'0" x 17'0")

Electric radiator, double glazed door leading to the balcony plus double glazed windows overlooking Newcastle Quayside and the river



## Kitchen

2.20m x 2.80m (7'2" x 9'2")

Fitted wall and base units with integrated appliances including a fridge and freezer, electric hob and oven, stainless steel sink and drainer, electric radiator, tiled floor



## Bedroom One

3.60m x 3.50m (11'9" x 11'5")

Built in wardrobe, electric radiator, double glazed window



## En Suite

pedestal wash basin, WC, shower cubicle with mains fed shower, heated towel rail, tiled floor

## Bedroom Two

4.50m x 3.30m (14'9" x 10'9")

(Measurements are maximum) Two double glazed windows, electric radiator,



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## External

Allocated parking

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## River Views





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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