



## 2 bed apartment to buy in NE8

Bramwell Court, Gateshead, Tyne and Wear, NE8 2SB

# £78,000

🛏 x 2 🚿 x 2 🚻 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Ground Floor Apartment
- ✓ Two Bedrooms
- ✓ Two Bathrooms
- ✓ Gas Heating
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Ideal modern living in this surprisingly spacious ground floor apartment, ideally located for access to Newcastle and Gateshead centres. Features include an attractive white fitted kitchen, double glazing,, parking, en-suite shower room and gas central heating.

The accommodation comprises of a communal entrance with security entrance system, entrance hall, lounge with opening to the kitchen, two bedrooms, with en-suite to master and a bathroom.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 105

Annual Service Charge Amount: £1,200.00

Price: £78,000

Property Type: Apartment

Parking: Allocated

Heating: Gas

## Bathroom

Modern suite comprising of vanity wash basin, WC step in double shower cubicle, tiled walls, chrome heated towel rail



## Bedroom Two

2.80m x 2.40m (9'2" x 7'10")

UPVC double glazed window, radiator



## En-Suite Shower Room

WC, wash basin, step in shower cubicle



## Bedroom One

Two UPVC double glazed windows, radiator, door to en suite.



## Kitchen

2.70m x 2.40m (8'10" x 7'10")

Fitted in white wall and base units with built in electric hob and extractor over, built in electric oven, stainless steel sink and drainer with mixer tap, breakfast bar, UPVC double glazed window, space for automatic washing machine and dishwasher.



## Lounge/Dining Room

5.20m x 3.50m (17'0" x 11'5")

Two UPVC double glazed windows, radiator



---

## Entrance Hall





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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	

Bramwell Court, Gateshead, Tyne and Wear, NE8 2SB

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

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

<https://www.alignsurveyors.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

