



## 2 bed apartment to buy in NE8

Curzon Place, Gateshead, Tyne and Wear,  
NE8 2ES

**£125,000** Offers Over

🏠 x2 🚗 x2 🚲 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Tenanted until July 2026
- ✓ Duplex Apartment
- ✓ Two Bedrooms One En Suite
- ✓ Electric Heating
- ✓ EPC Rating D

## Key Information

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

## Description

TENANTED INVESTMENT UNTIL JULY 2026

Available with no upward chain and located on the Gateshead side of the Tyne Bridge, a hop over the bridge into Newcastle City Centre where there is a vibrant nightlife with bars restaurants and clubs, plus shopping and excellent transport links via the Central Station and Metro Station. Within the immediate vicinity this Two bedroom duplex apartment is close to a micro brewery bar and coffee shop to name a few. This property benefits from secure entry system, electric heating, UPVC double glazing, en suite bathroom to master bedroom and covered parking.

The accommodation comprises a secure entrance, hallway, lounge/diner, kitchen, two bedrooms master with en suite and a bathroom plus secure parking.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 103

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £3,096.00

Price: Offers Over £125,000

Property Type: Apartment

Parking: Allocated, Secure

Heating: Gas

## Entrance Hall

Electric radiator, stairs to the first floor



## Bathroom

2.10m x 1.60m (6'10" x 5'2")

Three piece suite comprising a pedestal wash basin, WC, panelled bath with shower to mixer tap, extractor fan, electric fan heater, tiled walls and floor



## Bedroom One

3.30m x 3.70m (10'9" x 12'1")

UPVC double glazed window, electric radiator, door to en suite



## Bedroom Two

2.60m x 3.00m (8'6" x 9'10")

(Measurement includes alcove)UPVC double glazed window, electric radiator



## First Floor Landing

Accessing Lounge/Dining room and Kitchen

## Lounge/Dining Room

5.60m x 2.80m (18'4" x 9'2")

Three UPVC double glazed windows, two radiators, laminate flooring, opening to the kitchen



## Kitchen

3.40m x 1.90m (11'1" x 6'2")

Fitted in white wall and base units with integrated fridge and freezer, stainless steel sink with mixer tap, integrated washing machine and dishwasher, electric hob with extractor over, built in cupboard housing boiler

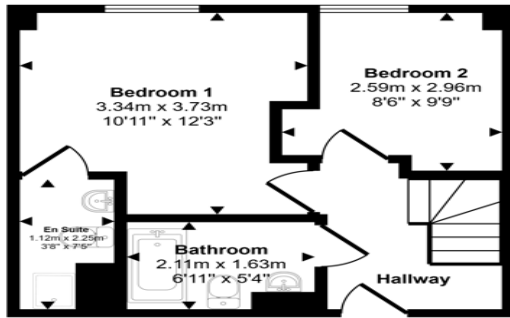


---

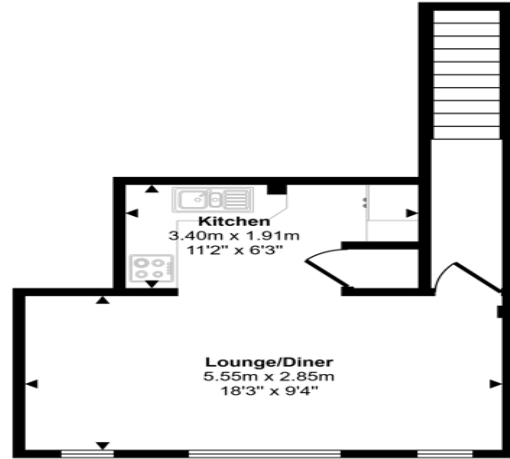
## Secure Parking



Approx Gross Internal Area  
58 sq m / 625 sq ft



Ground Floor  
Approx 31 sq m / 329 sq ft



First Floor  
Approx 27 sq m / 296 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>S1</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Curzon Place, Gateshead, Tyne and Wear, NE8 2ES

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.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.

