



## 5 Curzon Place

Gateshead, NE8 2ER

TWO BEDROOMS - SECURE PARKING - NO UPPER CHAIN

Brunton Residential are delighted to offer for sale this high floor apartment located just off the Gateshead Quayside area.

**Offers Over £140,000**

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Brunton Residential are delighted to offer for sale this high floor apartment located just off the Gateshead Quayside area. This larger style property has been tastefully designed and maintained by the current owners and has accommodation which briefly comprises; entrance hallway, stunning lounge/kitchen area with access to a sunny balcony. The kitchen is fitted with stylish wall and floor units with coordinated work surfaces. There is a large master bedroom with access to ensuite, bedroom two is currently being used as an office and finally there is a modern bathroom WC. Externally there is an allocated car parking space located in a secure underground residents car park. This property is situated to the side of the Tyne Bridge providing easy access to the Gateshead and Newcastle city Centre areas. For more info and to book your viewing, please call our sales team on 01912368347.

### Lounge / Kitchen

15'9" x 17'6" (4.79m x 5.33m)

### Balcony

5'2" x 8'10" (1.58m x 2.69m)

### Master Bedroom

12'3" x 9'6" (3.74m x 2.90m)

### Disclaimer.

### En-suite

6'0" x 6'0" (1.83m x 1.83m)

### Bedroom

9'8" x 8'10" (2.94m x 2.68m)

### Bathroom

6'0" x 7'8" (1.83m x 2.34m)

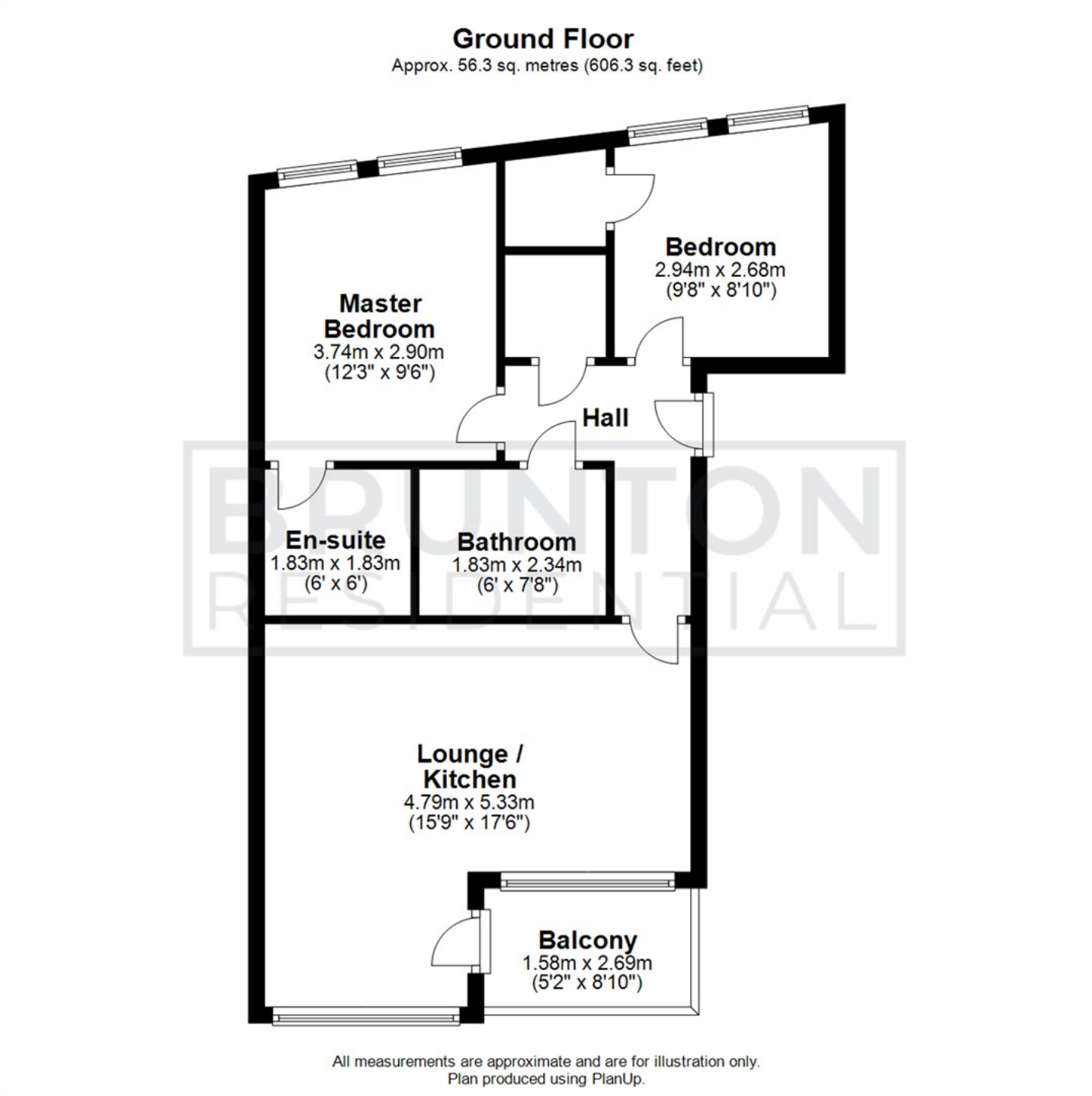


- APARTMENT
- FANTASTIC CONDITION
- TWO BEDROOMS
- WITH PARKING
- NO UPPER CHAIN
- GREAT LOCATION





Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential	Current	Potential
Very energy efficient - lower running costs				
(92 plus) <b>A</b>			(92 plus) <b>A</b>	
(81-91) <b>B</b>			(81-91) <b>B</b>	
(69-80) <b>C</b>			(69-80) <b>C</b>	
(55-68) <b>D</b>			(55-68) <b>D</b>	
(39-54) <b>E</b>			(39-54) <b>E</b>	
(21-38) <b>F</b>			(21-38) <b>F</b>	
(1-20) <b>G</b>			(1-20) <b>G</b>	
Not energy efficient - higher running costs				
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC

Very environmentally friendly - lower CO <sub>2</sub> emissions				
(92 plus) <b>A</b>			(92 plus) <b>A</b>	
(81-91) <b>B</b>			(81-91) <b>B</b>	
(69-80) <b>C</b>			(69-80) <b>C</b>	
(55-68) <b>D</b>			(55-68) <b>D</b>	
(39-54) <b>E</b>			(39-54) <b>E</b>	
(21-38) <b>F</b>			(21-38) <b>F</b>	
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