



## **1 Sandringham Court, Gateshead, NE10 9UB**

**Offers Over £69,950**

A lovely two bedroom ground floor apartment which will be ideal to a retired couple or a young first time buyer. The apartment is well presented throughout and has double glazing installed to the windows and electric heating. The apartment also offers an ideal lock up and leave environment as it's very secure and is only accessible via an intercom system. The accommodation briefly comprises; communal entrance, apartment hallway, two bedrooms, open plan lounge with dining area, kitchen with built in appliances and a modern three piece suite bathroom/WC. There is also allocated off road parking available in the nearby courtyard. The apartment is also available with no chain and we have no hesitation in recommending an internal viewing at this sensible asking price.

### Communal Hallway

Access to the apartment is via a secure intercom system. Communal staircase leads to the upper floors.

### Apartment Hallway

With an electric storage heater and internal doors opens into the Lounge/diner, both bedrooms and a the bathroom/wc.

### Lounge / Dining area

16'7" x 10'2" (5.06 x 3.10)



With electric storage heaters, the room room is dual aspect with double glazed windows overlooking two aspects. A half glazed internal doors opens into the kitchen.

### Kitchen

7'1" x 5'4" (2.16 x 1.65)



With a range of floor and wall units including a sink unit which is fitted with a mixer tap. Built in appliances include an oven with hob and extractor fan fitted above.

### Bathroom/wc

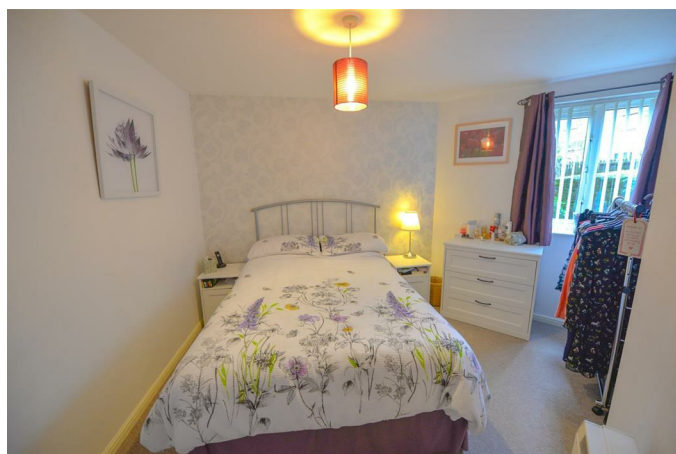
11'6" x 6'4" (3.53 x 1.95)



A modern white three piece suite which briefly comprises of a low level WC ,hand wash basin and paneled bath which is fitted with shower above. There are part tiled walls, tiled floor and a storage/ airing cupboard.

### Bedroom One

12'9" x 12'3" (3.91 x 3.75)



With an electric storage heater, a double glazed window and a recess which is ideal for clothes storage.

### Bedroom Two

10'1" x 6'2" (3.09 x 1.90)



With a double glazed window and an electric heater.

## External



Surrounding the apartment there are well kept and maintained communal gardens. Off road parking is available with an allocated bay in the residents courtyard.

### Property disclaimer

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

### Tenure

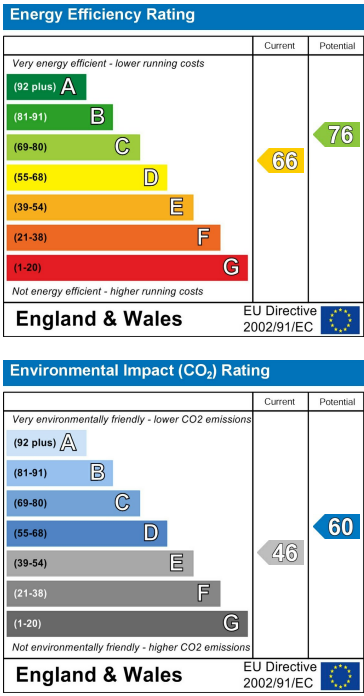
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



Energy Efficiency Graph



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, purchaser 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 an representation or warranty in respect of the property.