



## **29 Bowes Lyon court, Gateshead, NE9 5BX**

**£97,995**

Immaculately presented top floor apartment located in Bowes Lyon Court within this popular area of Low Fell. The property has had new Dimplex Q-Rad electric heating installed, electrics replaced and extra sockets fitted and internal PVC doors throughout. The accommodation has been tastefully decorated and comprises; a secure communal entrance with residents lounge, lift and stair access leading to the top floor apartment hallway, living room with a wall mounted living flame effect fire, folding doors opening onto the re-fitted Howdens kitchen with an integrated tilt and slide oven, hot drawer, integrated washing machine and dishwasher and a freestanding fridge freezer. There is 1 double bedroom with built in wardrobes and a lovely shower room with a double shower unit. There are communal gardens and parking, viewings are highly recommended to appreciate this quality apartment.



### Communal Entrance

A secure communal intercom system provides access into the communal entrance which has a residents lounge and lift and staircase access to all floors.

### Apartment Hallway

With a shoe cupboard, electric radiator, walk in cupboard, a Pulsar Coil Boiler, towel rails and a light.

### Living Room

17'7" x 10'3" (5.36 x 3.13)



Coving to the ceiling, a living flame effect wall mounted electric fire with a granite hearth, electric radiator, window overlooking the front elevation and folding doors providing access into the kitchen.

### Kitchen

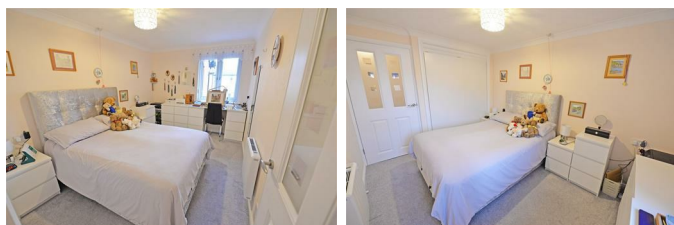
7'8" x 7'3" (2.34 x 2.22)



Howdens base and eye level units with contrasting work surfaces, an integrated washing machine and dishwasher, a tilt and slide oven with a hot drawer, free standing fridge and freezer, integrated wine rack, circular stainless steel sink, tiling to the walls, under unit lighting, an eye level china and glass display cabinet with lighting and a window overlooking the front elevation.

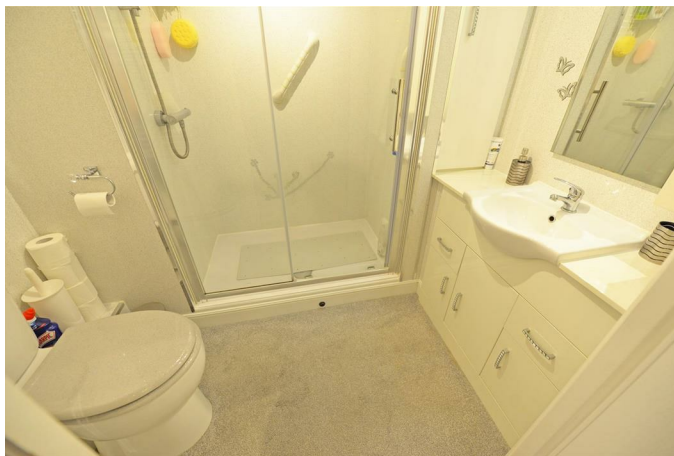
### Bedroom

12'0" x 9'8" (3.66 x 2.97)



Coving to the ceiling, built in sliding door wardrobes, electric radiator and a window overlooking the front elevation.

### Shower Room



Double shower unit, vanity hand wash basin with storage, low level WC, sparkle PVC cladding to the walls, extractor and a towel warmer which is on a timer.

### External



There are communal gardens and parking.

### 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.

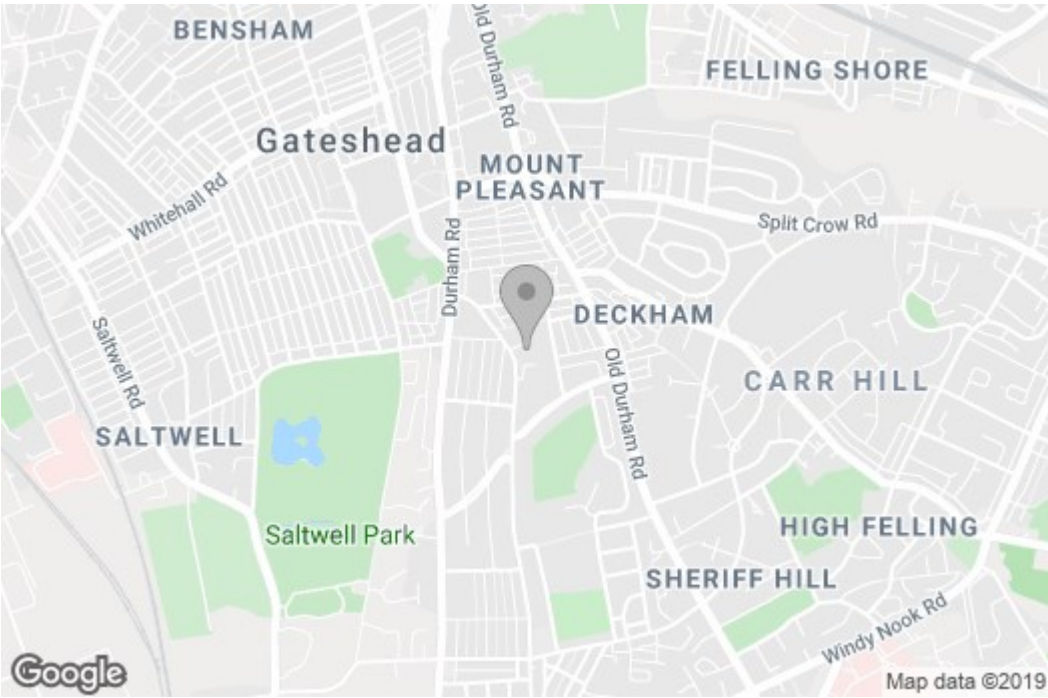
### Tenure

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

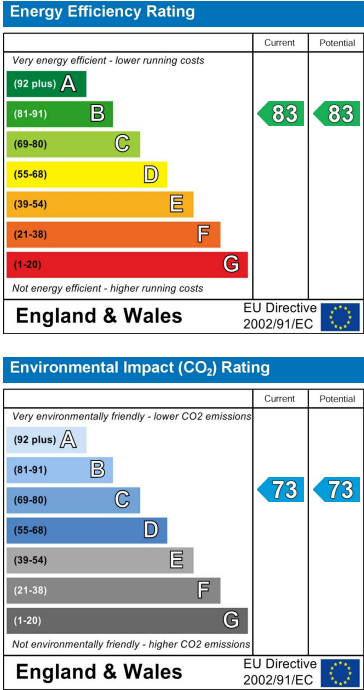
advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

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.