



**1 Marmion Court, Gateshead, NE8 2EY**

**Offers Over £145,000**

IMMACULATE CONDITION FIRST FLOOR APARTMENT - TWO BEDROOMS, TWO BATHROOMS.

## 360 DEGREE VIRTUAL TOUR AVAILABLE.

Brunton Residential are delighted to offer for sale this first floor apartment located on Marmion Court. The Ochre Yards development has proven very popular since it was initially built and offers residents Urban living with great connections to Newcastle City Center. This larger style apartment offers incredible value for money with accommodation which briefly comprises of; lounge area with French doors looking over courtyard, an open plan modern fitted kitchen with fitted appliances, master bedroom with ensuite, bedroom two and a stylish bathroom WC. Externally there is a range of planted communal areas and an allocated parking space.

For more info and to book your viewing please call our sales team on 0191 2368347.

### Entrance Hall

### Lounge Area

13'2" x 13'8" (4.02 x 4.18)

### Kitchen Area

10'0" x 6'8" (3.05 x 2.05)

### Master Bedroom

9'2" x 15'8" (2.8 x 4.8)

### Ensuite

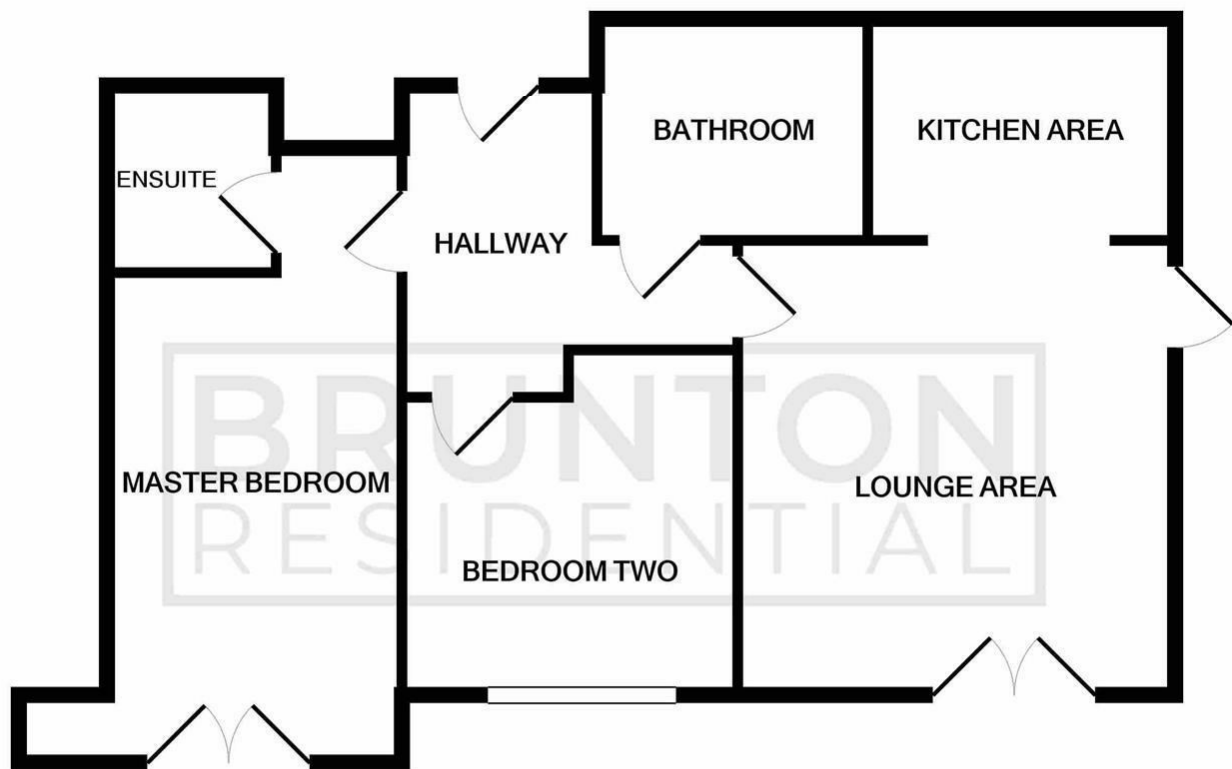
### Bedroom Two

10'0" x 10'6" (3.07 x 3.21)

### Bathroom



Floor Plan

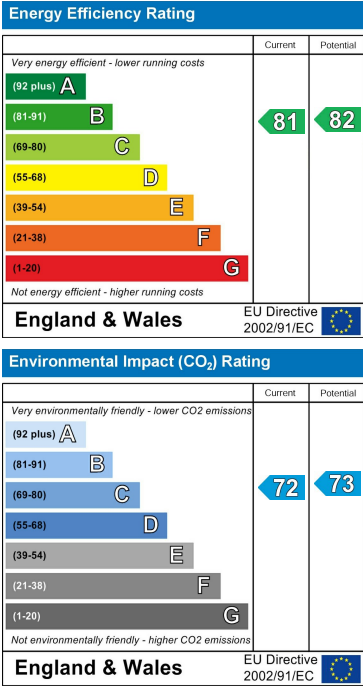


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Area Map



Energy Efficiency Graph



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