



Sanderson Villas, Gateshead, NE8 3DQ

Offers In Excess Of £75,000

An immaculately presented and exceptionally spacious one double bedroom apartment with large living room with Juliette balcony, fitted kitchen and bathroom, secure entry system and allocated parking.

Situated on the third floor of a modern purpose built apartment development with far reaching views and tastefully decorated throughout the property also benefits from electric heating, double glazing, bike storage, landscaped garden and lawn for residents.

Gateshead is a popular residential area on the south bank of the River Tyne, directly adjacent to the city of Newcastle upon Tyne which is famous for the modern developments on its quayside, the beautiful Saltwell Park and a modern high street featuring a range of shops, restaurants and bars.



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1st Floor, 37-39 Maddox St
London
W1S 2PP

Tel: 0203 651 8305 | Email: sales@sold.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very low environmental impact - lower CO ₂ emissions	Current	Potential
95-100 A			100-100 A		
85-95 B			90-100 B		
75-85 C			80-90 C		
65-75 D			70-80 D		
55-65 E			60-70 E		
45-55 F			50-60 F		
35-45 G			40-50 G		
1-35			1-40		
68	71		58	59	
<small>APPROXIMATE RENTAL VALUE PER ANNUAL PERCENTAGE CHANGE (APR) 2020-2021</small> England & Wales		<small>APPROXIMATE RENTAL VALUE PER ANNUAL PERCENTAGE CHANGE (APR) 2020-2021</small> England & Wales			