



**33 Willbrook House, Worsdell
Drive Gateshead NE8 2AF**



PROPERTY DESCRIPTION

Urban Base are delighted to be marketing this stylish generously sized apartment located in the ever popular Ochre Yards development.

The location remains very popular with First Time Buyers and Investors due to the areas positive and ongoing rental market.

The property briefly comprises: Open Plan Living / Kitchen area, Double Bedroom and Shower room.

FEATURES

- SOLD AS SEEN
- *LARGER THAN AVERAGE ONE BEDROOM APARTMENT
- *POPULAR DEVELOPMENT
- *ONE DOUBLE BEDROOM
- *OPEN PLAN LOUNGE/KITCHEN
- *ALLOCATED PARKING
- *NO ONWARD CHAIN
- *COUNCIL TAX BAND - C
- *LEASE - 125 YEARS FROM 2014





ROOM DESCRIPTIONS

Ground floor

Entrance Hall

Video entry. Wall mounted electric heater. Carpets to floor. Ceiling light. Smoke alarm.

Access to a Utility cupboard housing a washer/dryer, boiler and shelving.

Reception

Open plan with glazed doors leading out to patio area. Carpets to floor, ceiling light, wall mounted electric heater.

Kitchen

Range of floor and base units in wood effect finish with matching work tops. Stainless steel circular sink with integrated electric oven, hob, extractor, fridge, freezer and dishwasher. Wood effect vinyl to floor, two ceiling lights.

Bedroom

Double bedroom with electric wall heater and storage cupboard

Bathroom

Shower cubicle, wash basin and wc. vinyl to floor, heated towel rail.

(EPC) EEC next to EIR