

# BRUNTON

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## RESIDENTIAL



**CAMERONIAN SQUARE, GATESHEAD, NE8**

Offers Over £170,000

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Brunton Residential are delighted to present this spacious two-bedroom apartment, situated in the highly sought-after location of Ochre Yard, Gateshead.

The property offers modern living, with a large open-plan lounge featuring French doors leading to a balcony with fantastic views of Newcastle City Centre. The well-equipped kitchen includes built-in oven, hob, dishwasher, and fridge freezer. Both double bedrooms are generously sized, with one benefiting from an en-suite shower room. The main bathroom features a three-piece suite.

For more information and to book your viewing please call our team on 0191 236 8347.

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Situated within the exclusive Ochre Yards development in Gateshead on Cameronian Square is this stunning third floor luxury apartment.

Briefly comprising, entrance hallway with store, open plan living area offering lounge, dining and kitchen spaces that spans the full depth of the property and has French door opening onto the balcony with beautiful panoramic City Centre views. Two double bedrooms, bedroom one with en suite shower room. Completing the internal living space is the family three piece bathroom with shower over the bath.

This immaculate apartment can be sold with all the existing furniture including the white goods making it an ideal purchase for a first time buyer or investor alike.

Externally there is a courtyard with ample visitor parking bays and an allocated parking bay designated to the property that sits under the build itself, the apartment also has a secure entry system and balcony allowing you to soak up as much afternoon sunshine as possible.

Ochre Yard is a stones throw away from the vibrant Newcastle City centre offering an abundance of cafes, pubs and award winning restaurants as well as entertainment establishments including the Theatre Royal, Utilita Arena and The Glasshouse to name a few all within a 10 minute walk.

Local transport includes The Metro with Gateshead Stadium and Central Station stops being the closest as well as regular buses at the entrance to the development. Commuters will take advantage of the apartments proximity to the A1 for travel further afield with easy access to the A69, A19 and Newcastle International Airport.

### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band C



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TENURE : Leasehold

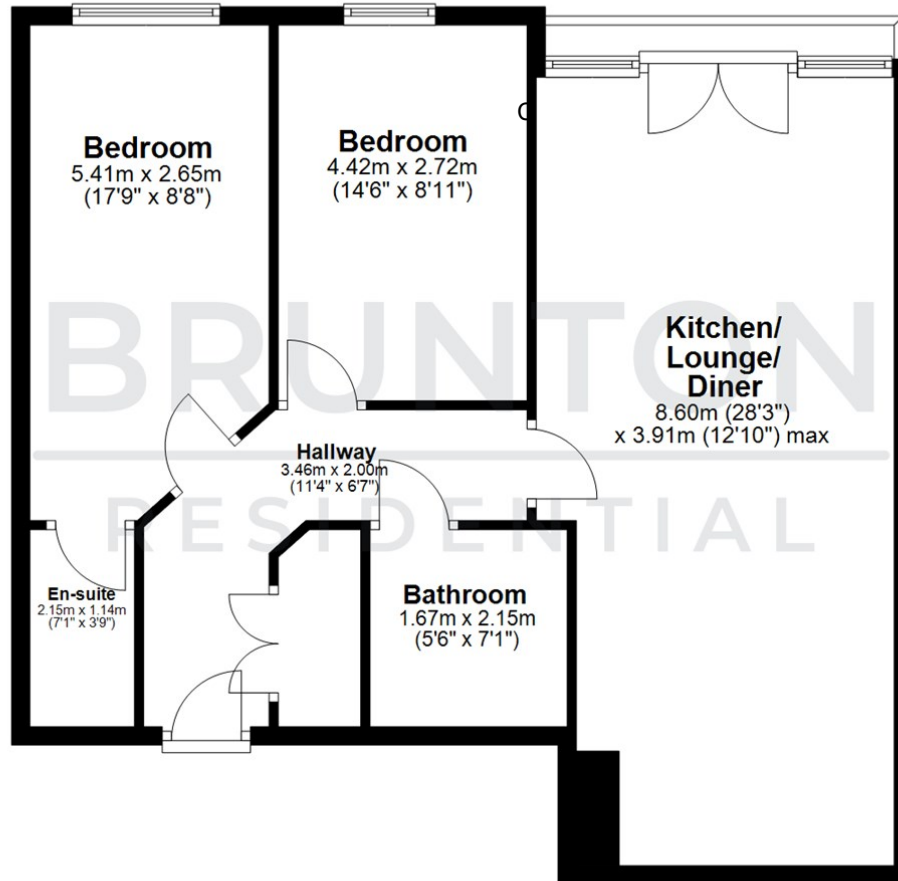
LOCAL AUTHORITY : Gateshead Borough Council

COUNCIL TAX BAND : C

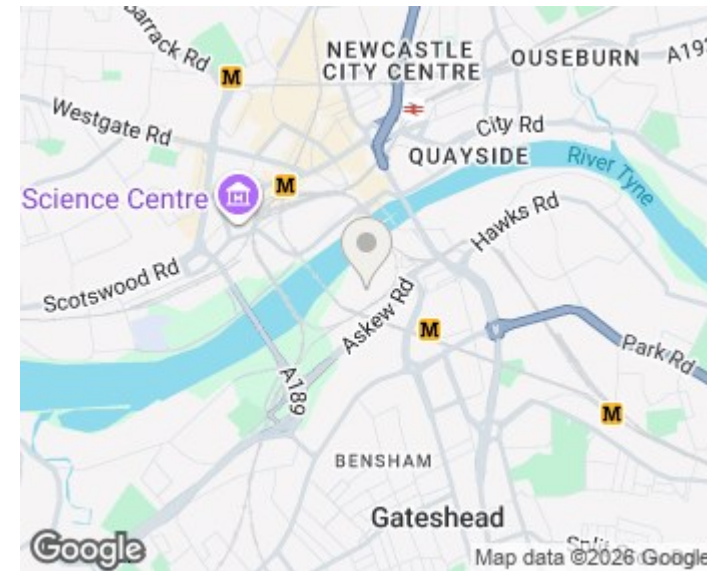
EPC RATING : D

### Third Floor

Approx. 76.0 sq. metres (818.5 sq. feet)



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		58	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	