



9 Ochre Mews Raven Road, Gateshead, Tyne & Wear, NE8 2FF

£259,950

- Modern Duplex Apartment
- River Views
- EPC Rating - D
- Prestigious Quayside Location
- Two Bathrooms
- Open Plan Kitchen/Dining Rooms
- Easy Commute To Newcastle City Centre
- Built in 2022
- Allocated Parking Space
- Viewings Highly Recommended

THE PROPERTY

A stunning 1300 square foot modern duplex apartment...

We are pleased to welcome to the market this distinctive apartment situated within the recently developed Ochre Mews. The apartment is the largest within the development spanning an impressive 1311.05 square feet with multiple upgrades throughout. Situated on the lower ground level and accessed via secure communal entrance leading to a walkway filled with original features these apartments offer a unique blend of original features and modern amenities. Entering the apartment you're welcomed by a spacious hallway. Karndean flooring flows throughout the ground floor culminating in a contemporary kitchen/dining space with mezzanine level above creating a light space perfect for entertaining. Completing this level is a spacious double bedroom with storage and a bespoke fully tiled family bathroom. The first floor level provides an individual layout perfect for buyers looking for something unique. You're greeted by a sizeable open plan living space with half moon window and again Karndean flooring. The layout is completed by a beautiful master suite offering a double bedroom and L-shape fully tiled shower room, with generous size walk-in-shower.

Externally there is an allocated parking space with electric charging point and further visitor parking is also available. Viewings are highly recommended to appreciate this unique opportunity to purchase one of the developments most prestigious apartments.

Located on the bank of the River Tyne looking across Newcastle's picturesque skyline, Ochre Mews is a thoughtful refurbishment of a Grade II former railway boiler shop, offering a standard of living you just don't get with new build apartments. This beautifully executed conversion comprising of just 58 charming one and two-bedroom apartments ideally located on the south bank of the Tyne River no more than a short walk to anywhere in Newcastle city centre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

