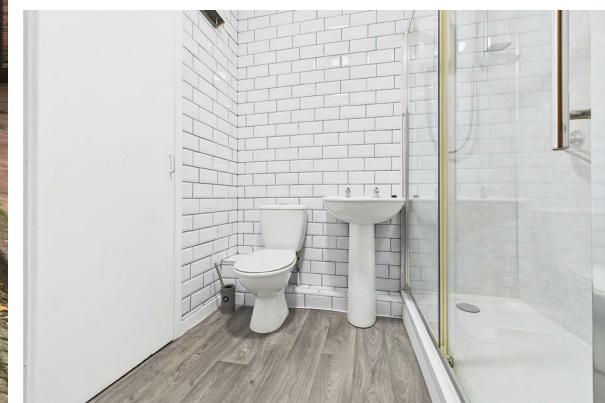
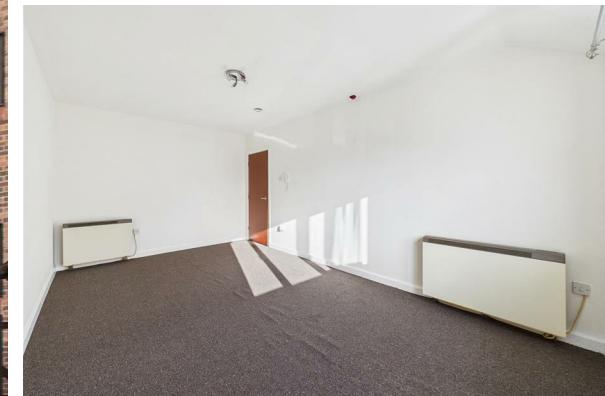




FOR SALE

10 Rosefinch Lodge Beaconsfield Road, Gateshead, NE9 5EU

£42,500



- First floor apartment within a popular over 55s development
- Bright and spacious lounge and dining area
- Double bedroom with fitted wardrobes
- Requires some updating throughout
- Residents' laundry facilities and on-site parking
- 70% shared ownership with Karbon Homes
- Fitted kitchen with ample storage space
- Wet-room style shower room
- Secure communal entrance with lift and stair access
- Central Low Fell location close to shops, cafés and transport links

THE PROPERTY

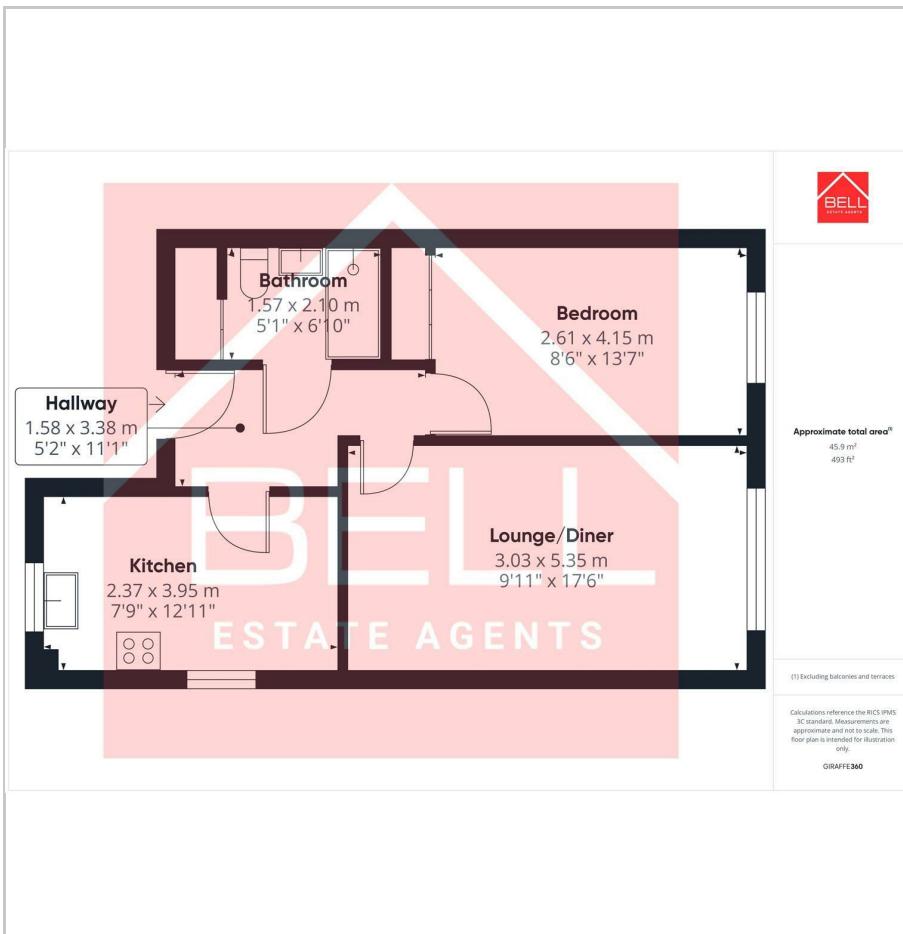
A fantastic opportunity to create your perfect home in the heart of Low Fell – a spacious first floor apartment for over 55s offering comfort, convenience and potential.

Bell Estate Agents are delighted to welcome to the market this first floor apartment within the popular Rosefinch Lodge development, situated right in the centre of Low Fell. Designed for residents aged 55 and over, the property offers independent living within a friendly and supportive community. It is available on a 70% shared ownership basis with Karbon Homes and represents an ideal opportunity for those looking to downsize and put their own stamp on a property.

The accommodation includes a welcoming entrance hallway with storage, a bright lounge and dining area with large window, and a fitted kitchen offering good storage space and room for appliances. The double bedroom benefits from fitted wardrobes, while the shower room is designed in a wet-room style with walk-in enclosure, wash basin and WC.

Residents of Rosefinch Lodge enjoy a secure communal entrance, lift and stair access to all floors, on-site laundry facilities and residents' parking to the rear. The development is well maintained and offers a peaceful environment close to all the amenities of central Low Fell.

Perfectly positioned just off Durham Road, the property is within easy reach of a wide selection of shops, cafés, restaurants and leisure facilities. The area offers excellent transport links to the A1, Team Valley and Metrocentre, while maintaining its strong sense of community and welcoming village feel.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

