



28 Fairway Court, Fletcher Road, Gateshead, Tyne & Wear, NE8 2AY

£1,295 PCM



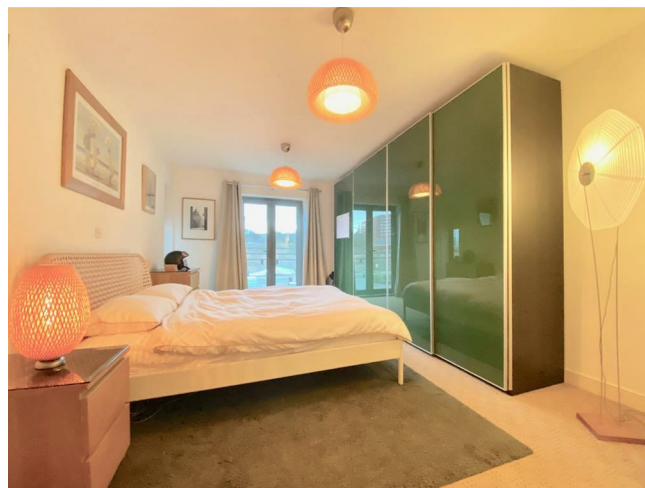
Key features

- TWO BEDROOM
- FURNISHED APARTMENT
- RIVERSIDE LOCATION
- GREAT FOR COMMUTING
- MASTER WITH EN SUITE
- SECURE UNDERGROUND PARKING SPACE
- FIRST FLOOR
- SECURE ENTRY SYSTEM
- TWO PRIVATE BALCONIES
- AVAILABLE END FEBRUARY



Description

A fantastic first floor two bedroom apartment located on this very popular development on Gateshead Riverside. Ochre yards is walking distance to Newcastle City Centre and is very popular with young professionals. Gateshead and Newcastle are linked by several road, rail and pedestrian bridges and, heading out, the road network is excellent, with Newcastle Airport just 8 miles away. This two bedroom furnished apartment benefits from the master having an en suite bathroom, spacious lounge and fully equipped kitchen with integral appliances. Secure, CCTV, spacious underground parking available with the apartment and one visitor parking disc for the outdoor car park.



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ABOUT THE QUAYSIDE

At Ochre Yards, the vibrant city centre of Newcastle, with its dazzling array of shops, restaurants and bars is just a stone's throw away.

Further south, the famous Metro Centre houses 300 shops, including big names from Topshop to Marks and Spencer, in the second-largest retail mall in the UK. Once inside this sprawling complex, you won't ever find yourself short of things to do, with an IMAX cinema, 20 lane bowling alley, and over 50 restaurants contained within its walls.

And your local music venue, just a brief stroll away, is the internationally renowned Sage Music Centre - all curvy glass, steel, and acoustic excellence; housing five bars, a café and brasserie down by the Millennium Bridge.

In addition, The BALTIC Centre is one of the largest contemporary spaces for the arts in Europe and regularly attracts exhibitions from the world's artistic elite.

You can tone up - and more - at the LivingWell Health Club and Gym, or visit Gateshead Leisure Centre's swimming pools, the Tranquillity Spa, or 'Choices' fitness gym and squash courts. But if that sounds like too much effort, you can always watch the professionals at Gateshead International Stadium, host to rugby league fixtures and a venue for top level International Athletics - perfect for recapturing a bit of that Olympic spirit..

If you're looking for open space, the Riverside Sculpture Park stretches half a mile along the south bank and plays host to some monumental art, while Gateshead has no less than three Green Flag status destinations, including Saltwell Park, offering summer days out amongst the heady scents of the rose garden or in front of the traditional bandstand.

Derwent Walk Country Park is an oasis of greenery amongst the Derwent Valley, with ancient natural woodlands and meadows, teeming with carpets of wood anemones in spring, birdsong in summer, and wildlife including woodpeckers and deer. For the adventurous and energetic there are also several circular trails for walking and cycling.

Gateshead and Newcastle are linked by several road, rail and pedestrian bridges and, heading out, the road network is excellent, with Newcastle Airport just 8 miles away, while the Metro system is superb - enabling you to reach the airport or the area's coastal towns all on one system.







ENTRANCE HALL

Spacious hall leading to all rooms, built in double storage cupboard with automatic washing machine and boiler.

LOUNGE

18'5" x 12'7"

A spacious, light and airy open plan room. This furnished room has two french doors leading out to a balcony and is open plan to the kitchen area. Two electric storage heaters.

KITCHEN

9'8" x 8'9"

A very modern sleek design finished in a high gloss in brown with contrasting work surfaces. Stainless steel sink unit with mixer tap, induction hob with stainless steel splash back and stainless steel extractor funnel above, electric oven, integral dish washer, integral fridge, freezer and spot lights to ceiling.

BEDROOM ONE

19'0" x 11'7"

A spacious room with furnishings, free standing sliding robes. Having UPVC French doors leading out to the balcony. Wall mounted storage heaters.

ENSUITE

Step in shower enclosure with electric shower and tiling, pedestal wash basin with mixer taps, low level w.c, partial wall and floor tiles.

BEDROOM TWO

12'0" x 11'5"

Another spacious furnished room having sliding robes, UPVC French doors leading out to the second balcony.

BATHROOM

White suite which comprises of a panelled bath with overhead shower, low level w.c, pedestal wash basin, extractor fan and tiled walls.

PARKING/EXTERNAL

Secure, CCTV, spacious underground parking available with the apartment and one visitor parking disc for the outdoor car park.

WE REQUIRE

One months rent in advance = £1295

One months rent as a damage deposit = £1295

To hold this property from other viewings while references are carried out we require one weeks rent as a holding deposit

The particulars on these properties are set out as a general guidance for intended for tenants contracts The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact, but must

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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