



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

£1,100 Per Month



## Key features

- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- ELECTRIC HEATING
- AVAILABLE MAY 2026
- ENSUITE
- SPACIOUS BATHROOM
- RIVERSIDE DEVELOPMENT
- SECURE ENTRY
- OFF STREET PARKING



## Description

Unfurnished apartment located in this very popular development of Ochre Yards which is positioned close to the River Tyne. The property comes with double glazing and warmed via electric heating. This spacious apartment has a secure access via a corridor and is positioned on the top floor. The entrance hall leads through to the open plan lounge with French doors leading to a Juliette balcony, modern fitted kitchen with appliances, spacious bathroom with shower, two double bedrooms and the master has an en suite shower room. There is allocated car parking. Great access to Newcastle and Gateshead Town Centre.



## ENTRANCE HALL

## LOUNGE

22'11 x 10

Featuring a Juliette balcony to the front elevation and heated with electric radiator

## KITCHEN

10'7 x 6'11

Fitted kitchen with a modern white high gloss finish and contrasting work tops, integral electric oven, fridge freezer, ceramic hob, cooker hood finished off with spotlights and lino flooring.

## BEDROOM ONE

9'4 x 9'3

UPVC window, electric radiator and internal door leading to the en-suite

## EN - SUITE

8'4 x 4'10

Low level wc, walk-in shower enclosure with stainless steel thermostatic shower, wall mounted vanity wash basin, partial tiling and heated towel radiator.

## BEDROOM TWO

10'1 x 9'1

Storage cupboard, electric radiator and UPVC window







## BATHROOM

9'9 x 6'5

White three piece suite comprising low level wc, panelled bath with stainless steel thermostatic shower, floating vanity wash basin with mixer tap, partial tiling and heated towel radiator.

## WE REQUIRE


One months rent in advance = £1100

One months rent as a damage deposit = £1100

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 satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

212 High Street  
 Gateshead  
 Tyne And Wear  
 NE8 1AQ  
 0191 500 8 500  
 info@carouselestateagents.com  
<https://www.carouselestateagents.com>

