



41 Curzon Place, Gateshead, Tyne & Wear, NE8 2ER

Offers Over £130,000



Key features

- MODERN DUPLEX APARTMENT
- DESIRABLE LOCATION NEAR QUAYSIDE
- OPEN PLAN LIVING/DINING ROOM
- SPACIOUS BEDROOMS ONE WITH ENSUITE
- WELL PRESENTED FITTED KITCHEN
- DOWNSTAIRS W.C.
- MODERN DECOR THROUGHOUT
- ALLOCATED PARKING
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN



Description

Welcome to this charming duplex apartment located in the desirable area of Curzon Place, Gateshead. This modern residence boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable living space. The apartment features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is the ensuite bathroom, providing added convenience and privacy for the master bedroom. In addition to the ensuite, there is a second bathroom, ensuring that all residents have ample facilities to meet their needs.

Security is a priority in this building, with secured entrances that offer peace of mind for residents. The location is also a significant advantage, as it is conveniently situated close to local amenities. This means you will have easy access to shops, restaurants, and other essential services, enhancing your day-to-day living experience.

This duplex apartment combines modern living with practicality, making it a wonderful opportunity for anyone looking to settle in Gateshead. With its appealing features and prime location, this property is not to be missed.



ENTRANCE HALL

DOWNSTAIRS WC

5'11 x 2'9

LOUNGE/DINING

18'10 x 10'7

KITCHEN

8'10 x 8'3

LANDING

BEDROOM ONE

16'7 x 10'2

EN-SUITE

8'2 x 6'3

BEDROOM TWO

10'7 x 8'3







BATHROOM

9'1 x 6'4

EXTERNAL

DISCLAIMER

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. 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. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or 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 sales particulars. They may however be available by separate negotiation. 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 Regulations.

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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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