



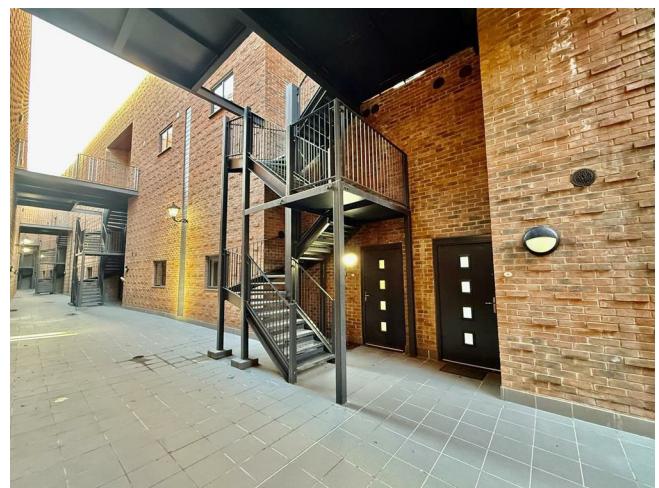
17 Ochre Mews Raven Road, Gateshead, NE8 2FF

£1,500 Per Calendar Month



Key features

- DUPLEX APARTMENT
- TWO DOUBLE BEDROOMS
- WALK IN WARDROBE
- ENSUITE
- ALLOCATED PARKING
- ELECTRIC HEATING
- UPVC DOUBLE GLAZING
- SOUGHT AFTER LOCATION
- PART FURNISHED
- VIEWING ADVISED



Description

We welcome to the market this charming duplex apartment located on Raven Road in the vibrant area of Gateshead. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable living space.

As you enter the apartment, you will be greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The large windows provide fantastic views, allowing natural light to flood the space and create a bright and airy environment.

The apartment features two modern bathrooms, ensuring convenience and privacy for all residents. The part-furnished nature of the property allows for flexibility, enabling you to personalise the space to suit your taste and lifestyle.

One of the standout features of this property is the allocated parking space, complete with an electric vehicle charger, catering to the needs of modern living and promoting sustainability.

Situated in a desirable location, this duplex apartment offers easy access to local amenities, transport links, and the scenic beauty of Newcastle. Whether you are looking to enjoy the vibrant community or simply relax in your own private retreat, this property presents an excellent opportunity.

Do not miss the chance to make this lovely duplex apartment your new home. Contact us today to arrange a viewing and experience all that this property has to offer.



ENTRANCE HALL

8 x 3'9

LOUNGE/KITCHEN/DINER

24 x 21'4

BEDROOM ONE

13'10 x 12'8

WALK IN WARDROBE

10 x 6'1

ENSUITE

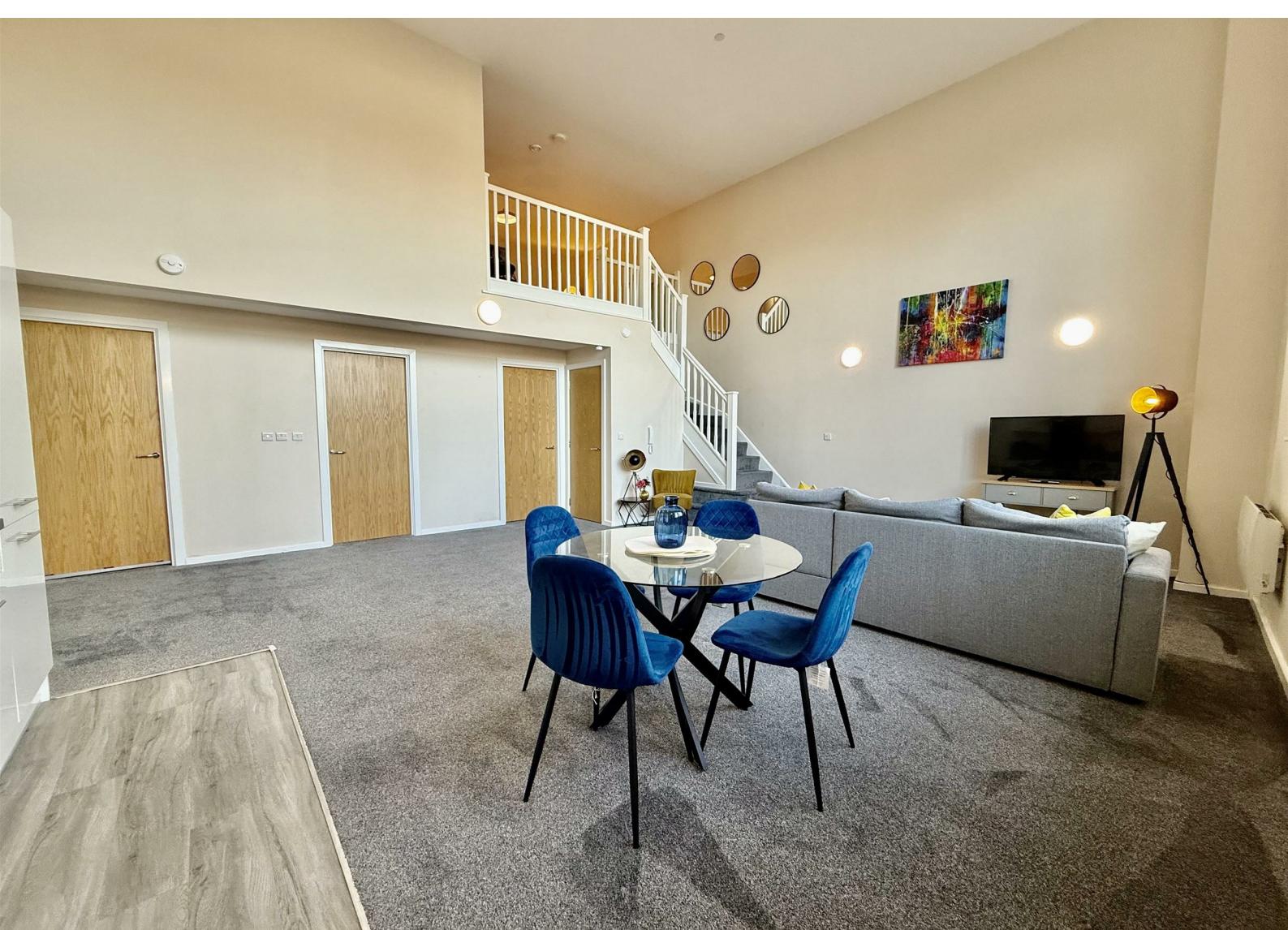
9'3 x 4'7

BEDROOM TWO

12'9 x 10'8

BATHROOM

8'1 x 6'10







EXTERNALS

DISCLAIMER LETTINGS

WE REQUIRE

One month's rent in advance = £1,500

One month's rent as a damage deposit = £1,500

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) A		
(81-91) B		
(69-80) C		
(55-68) D	55	55
(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 (CO ₂) 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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