



52 Ovet Gardens, St James Village, Gateshead, Tyne & Wear, NE8 3JH

Offers Over £95,000



Key features

- SECOND FLOOR APARTMENT
- TWO BEDROOMS
- NO ONWARD CHAIN
- INVESTMENT OPPORTUNITY
- POPULAR RESIDENTIAL ESTATE
- OPEN PLAN LOUNGE/KITCHEN
- MODERN FITTED KITCHEN
- GREAT TRANSPORT LINKS
- ALLOCATED CAR PARKING
- MAINTAINED COMMUNAL GARDENS



Description

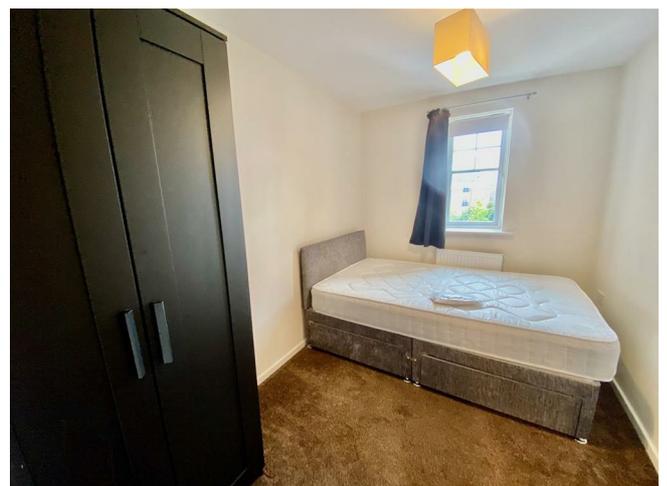
Welcome to this charming furnished apartment located in the heart of St James Village, Gateshead. Situated in the desirable Ovetv Gardens, this property offers a perfect blend of comfort and convenience.

Upon entering, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The apartment boasts two well-proportioned bedrooms, providing ample space for a small family, a couple, or even a home office.

The property features a modern bathroom, adding a touch of luxury to your daily routine. With its convenient layout, this apartment offers a comfortable living space that is easy to maintain.

Located in a vibrant neighbourhood, you'll have easy access to local amenities, shops, and restaurants, making it a perfect choice for those seeking a dynamic lifestyle. Whether you enjoy a leisurely stroll in the park or prefer exploring the bustling city centre, this location caters to all preferences.

Don't miss the opportunity to make this apartment your new home. Contact us today to arrange a viewing and experience the charm of Ovetv Gardens for yourself.



ENTRANCE

LOUNGE
18'9 x 11'6

KITCHEN
11'5 x 6'8

BATHROOM
9'2 x 5'5

BEDROOM ONE
10'10 x 10'10

BEDROOM TWO
10'4 x 7'6

EXTERNAL

DISCLAIMER SALES

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.



Total Area: 62.5 m² ... 673 ft²

All measurements are approximate and for display purposes only

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 | |

81

81

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 | |

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

