



## 14 Fairway Court, Gateshead, NE8 2AY

Offers Over £150,000

Welcome to this well presented second-floor apartment located at Fairway Court on Fletcher Road, Gateshead, nestled on the picturesque banks of the River Tyne. This delightful flat offers a perfect blend of modern living and convenience, making it an ideal choice for both first-time buyers and those looking to downsize. Upon entering, you will find a secure communal entrance that leads to impressively maintained communal areas, complete with a lift and stairs providing access to all floors. The apartment itself features a welcoming hallway that connects to all rooms, ensuring a seamless flow throughout the space. The spacious lounge is a highlight of the property, boasting a charming feature fireplace that adds warmth and character. Bi-fold doors open onto a private balcony, allowing for an abundance of natural light and offering a lovely spot to enjoy the views of the surrounding area. The well-equipped kitchen is fitted with built-in appliances, making it a practical space.

This apartment comprises two well-sized bedrooms, one of which benefits from an en-suite shower room, while a separate three-piece bathroom serves the other bedroom and guests. Additionally, the property includes the convenience of an underground parking bay, accessible through secure electronic gates, providing peace of mind and ease of access. Situated just over the Tyne Bridge from Newcastle, this location boasts excellent transport links, making it easy to explore the vibrant city and its surroundings. With its modern amenities and prime location, this apartment is a fantastic opportunity not to be missed. An internal viewing is essential to fully appreciate the accommodation on offer here at such a realistic asking price.

## COMMUNAL ENTRANCE



## BEDROOM ONE 16'3" x 8'9" (4.96 x 2.69)



## APARTMENT HALLWAY



## EN SUITE



## LOUNGE 16'6" x 12'8" (5.03 x 3.87)



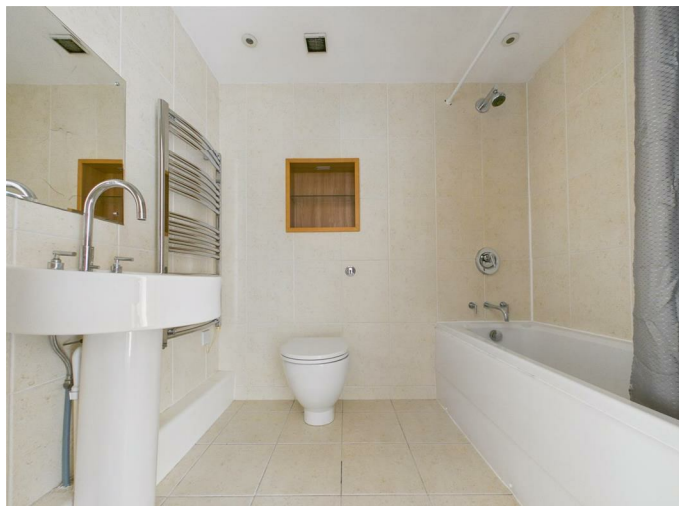
## BEDROOM TWO 11'5" x 8'5" (3.49 x 2.59)



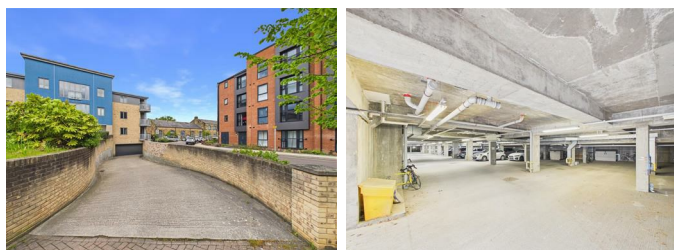
## KITCHEN 8'1" x 6'6" (2.47 x 2.00)



## BATHROOM/W.C



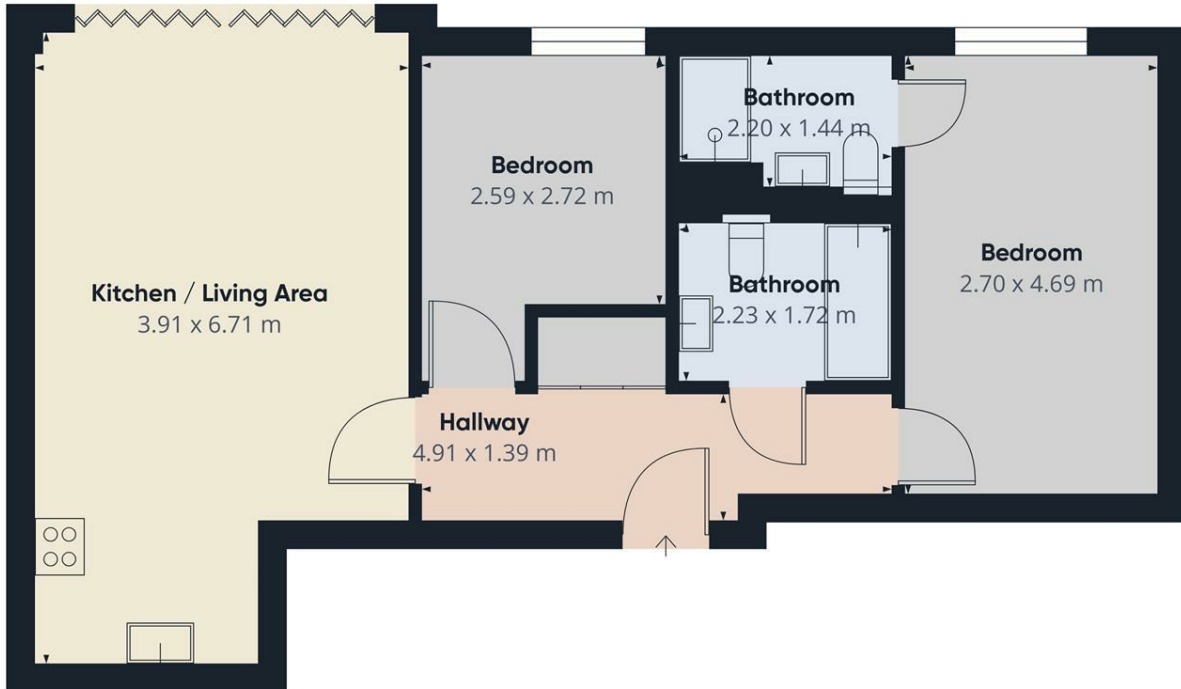
## GARAGE



### Property disclaimer

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

# Floor Plan



Approximate total area<sup>m</sup>  
59.8 m<sup>2</sup>

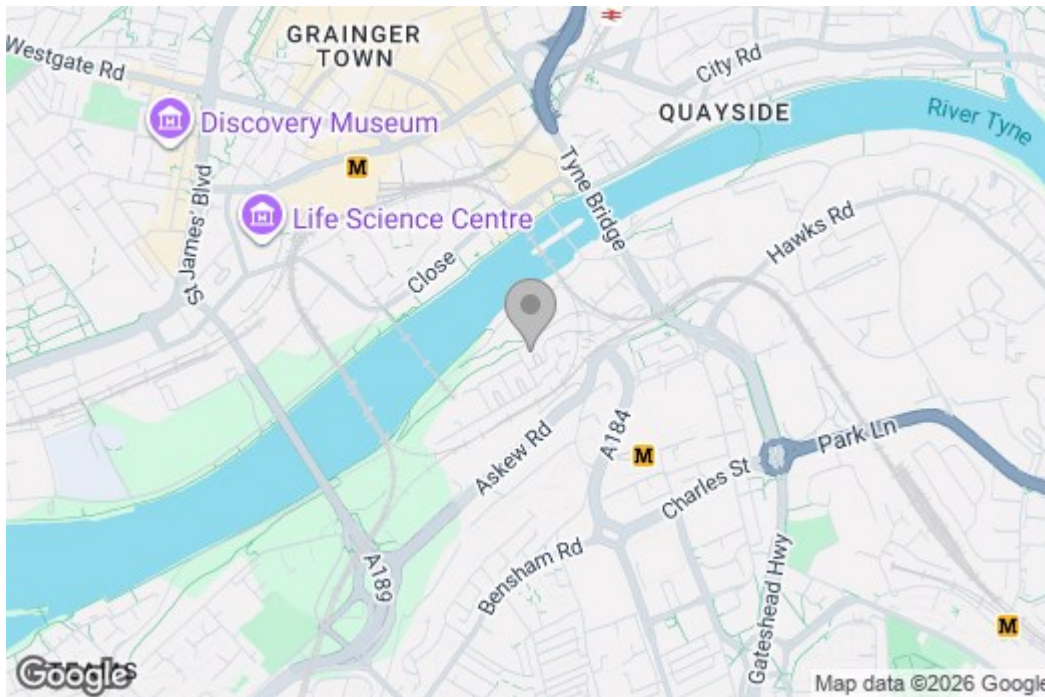
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

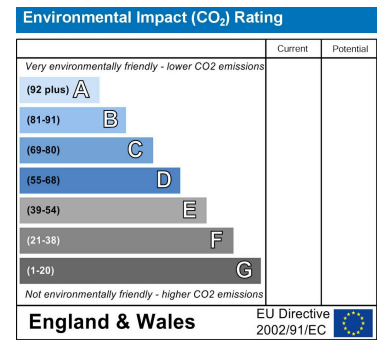
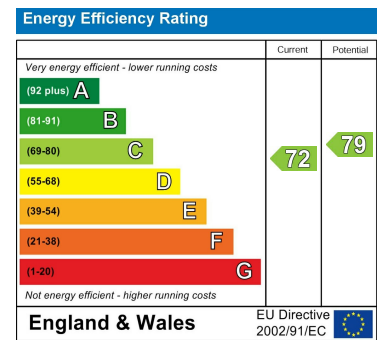
GIRAFFE 360



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.