



23 Dryden Court Dryden Road, Gateshead, NE9 5BY

£55,000

Welcome to this charming first-floor retirement apartment located on Dryden Road. Dryden Court is a delightful apartment offering both comfort and convenience to residents over the age of 60. Upon entering, you are greeted by a communal entrance hallway that provides both stair and lift access to all floors, ensuring ease of movement throughout the building. The apartment itself features a welcoming hallway complete with a built-in storage cupboard, perfect for keeping your living space tidy. The flat boasts a lovely shower room, ideal for relaxation after a long day. The double bedroom is a true highlight, featuring built-in mirrored wardrobes and windows that overlook the beautifully maintained gardens, allowing for plenty of natural light and a serene view. The living room and dining area is designed for both comfort and style, featuring a charming fire surround that adds a touch of warmth to the space. Double doors lead into the modern kitchen, which is equipped with an integrated oven, eye-level microwave, and dishwasher, making it a practical space for cooking and entertaining. Residents of Dryden Court can enjoy access to a fantastic communal lounge, perfect for socialising with neighbours, as well as the stunning gardens that provide a peaceful retreat. Ample parking is available for residents. This property is an excellent opportunity for those seeking a comfortable and stylish living space in a sought-after location. Viewings are highly recommended to fully appreciate all that this lovely flat has to offer.

COMMUNAL ENTRANCE HALL



BEDROOM

17'3" to robes x 9'1" (5.28m to robes x 2.77m)



FIRST FLOOR APARTMENT HALLWAY



LIVING/DINING ROOM

23'5" x 10'7" (7.14m x 3.25m)



SHOWER ROOM

6'9" x 5'11" (2.08m x 1.81m)



KITCHEN

7'7" x 7'6" (2.32m x 2.30m)



COMMUNAL LOUNGE/RELAXATION AREA



COMMUNAL GARDENS AND PARKING

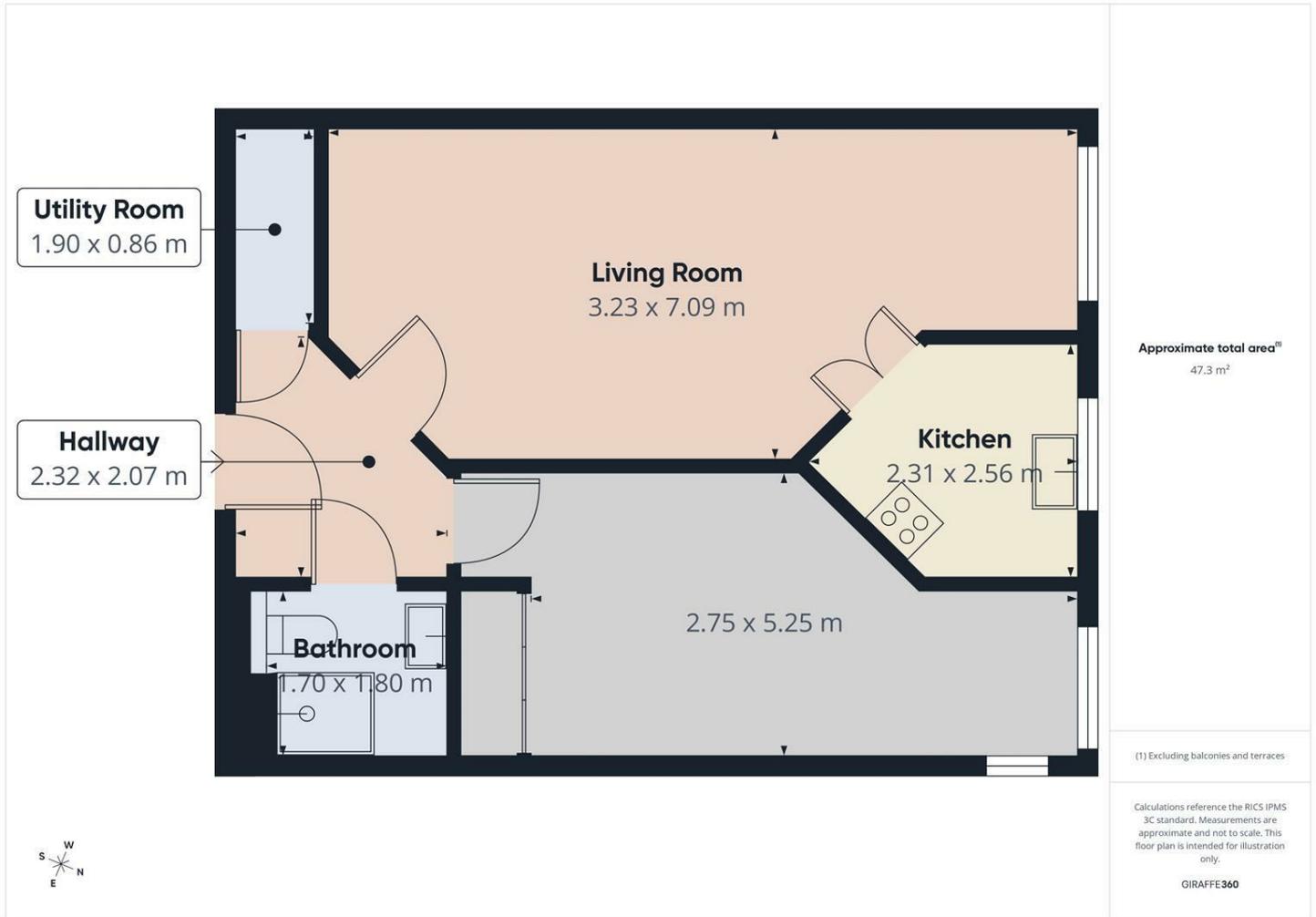


Property disclaimer

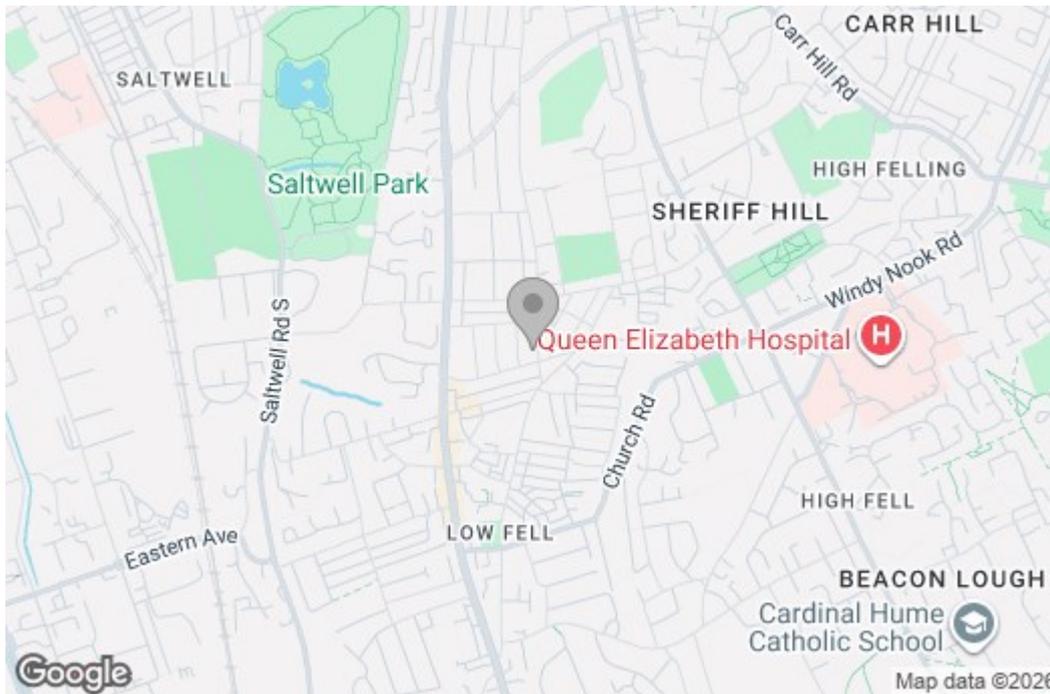
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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.

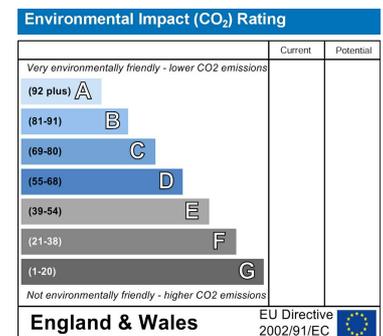
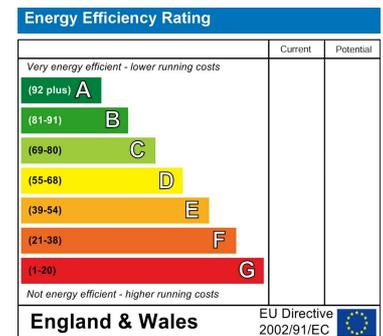
Floor Plan



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.