



## 186 Baltic Quay, Gateshead, NE8 3QZ

Offers Over £170,000

Nestled in the heart of Mill Road, Gateshead, Baltic Quay is a stunning two-bedroom apartment on the 5th floor offers a luxurious living experience with breathtaking views of all iconic Newcastle bridges and the Baltic center of contemporary art. As you step into this modern apartment, you are greeted by a spacious hallway, lounge perfect for entertaining guests or simply unwinding after a long day. The well-appointed kitchen is ideal for whipping up culinary delights while enjoying the panoramic views of Newcastle Quayside from the balcony. The apartment boasts two double bedrooms, one of which features an en suite for added convenience. The sleek bathrooms provides a tranquil space to relax.

Access to this stunning apartment is secure and convenient, thanks to the intercom system. Whether you choose to use the lift or the stairs, you'll find easy access to all floors of this well-maintained building. Additionally, the communal parking ensures that you never have to worry about finding a spot for your vehicle. Don't miss this opportunity to own a piece of luxury living in a prime location with unparalleled views. Book a viewing today and experience the charm of this remarkable apartment for yourself.

## COMMUNAL ENTRANCE

## APARTMENT HALLWAY



## LOUNGE WITH ACCESS TO BALCONY



## KITCHEN



## BEDROOM ONE



## EN SUITE



## BEDROOM TWO



## SHOWER ROOM / W.C.



## EXTERNAL

### 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.

### **Material Information**

FLOOD RISK - No risk

LOCAL AUTHORITY - Gateshead

BT & SKY AVAILABLE - yes

BROADBAND - Basic - Superfast - Ultrafast

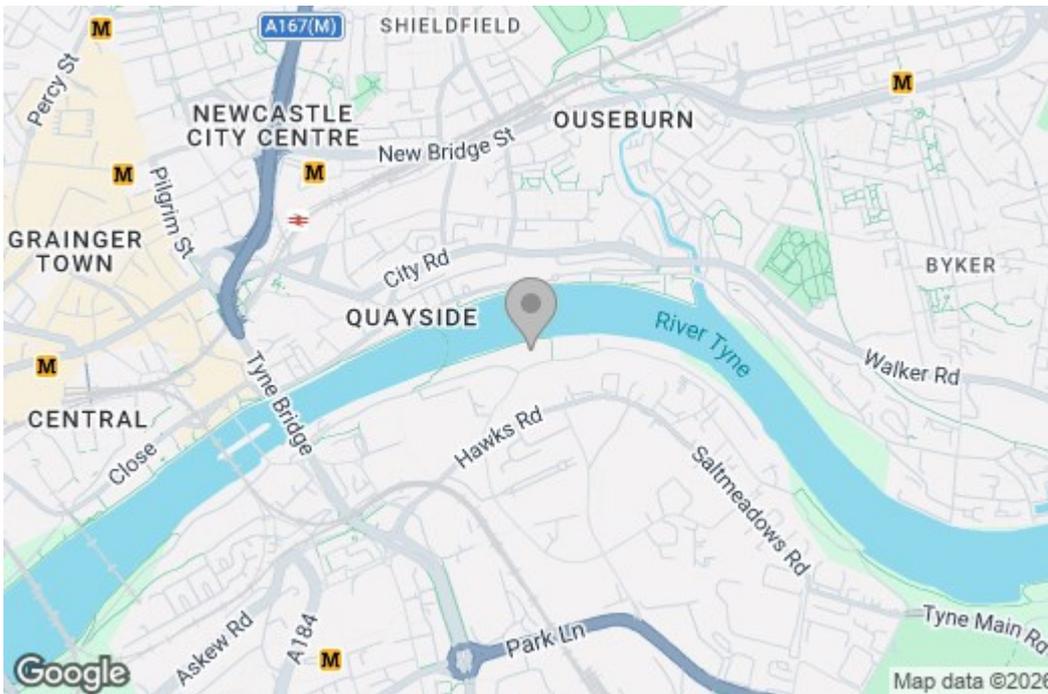
MOBILE COVERAGE - EE, Vodafone, Three, O2

### **TENURE**

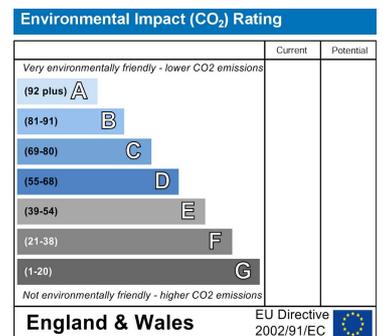
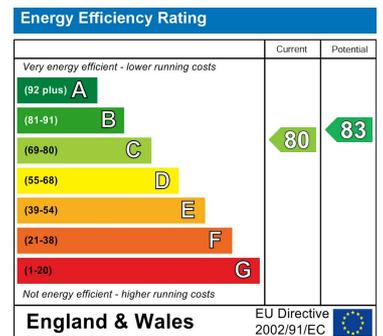
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

# 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.