2 Ochre Mews Raven Road, Gateshead, NE8 2FF

£1,250

*** RARE TO THE MARKET *** is this absolutley outstanding, unfurnished, two bedroom duplex situated within the recently developed Ochre Mews offering the most fabulous views over the River Tyne. The property is situated on the lower ground level and is accessed via secure communal entrance which then in turn leads to a unique walkway which also offers storage for the property. To the lower level of the property you will find a spacious hallway with two large storage cupboards one of which houses a washer/dryer, a large double bedroom, kitchen/dining area which is perfect for entertaining and a full bathroom. To the first floor you will find the spectacular lounge with sunken glass panes to the floor looking down onto the kitchen/dining area and an impressive half moon arch window which allows lots of natural light. Completing this level is the main bedroom with a handy walk in wardrove and en-suite shower room. The property is heated via electric wall heaters and benefits from UPVC glazing throughout. Externally, there is an allocated parking space with an electric charging point and further visitor parking is also available. This property offers living standards that just aren't found in any other property and early viewings are highly recommended to avoid disappointment.

Secure Walkway
Offering a storage unit for the property.

Hallway
With Kardean flooring, two large storage cupboards (one of which houses a washer/dryer), access to the ground floor bedroom and kitchen/dining area and stairs leading to the first floor.

Ground Floor Bedroom
Spacious ground floor bedroom with a UPVC window overlooking the secure walkway.

Ground Floor Bathroom
Fitted with a low level WC, wash hand basin fitted in a vanity unit and bathe with shower over.

Kitchen/Dining Area
Large kitchen/dining area fitted with a range of modern wall and base units, integrated fridge and freezer, integrated oven, hob and extractor fan and glass panels to the ceiling allowing light to flow through.

Stairs To First Floor

Lounge
Spectacular lounge with the most impressive views over the River Tyne via the half moon windows, glass panes looking down to the lower level and access to the main bedroom.

Main Bedroom
Bright and airy main bedroom with a handy walk in wardrobe and UPVC window overlookinh the secure walkway.

En-suite Shower Room
Fitted with a low level WC, wash hand basin and a seperate shower cubicle.

External Areas
Allocated parking space with electric car charging point.

Agent Note
Holding Deposit:
To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days
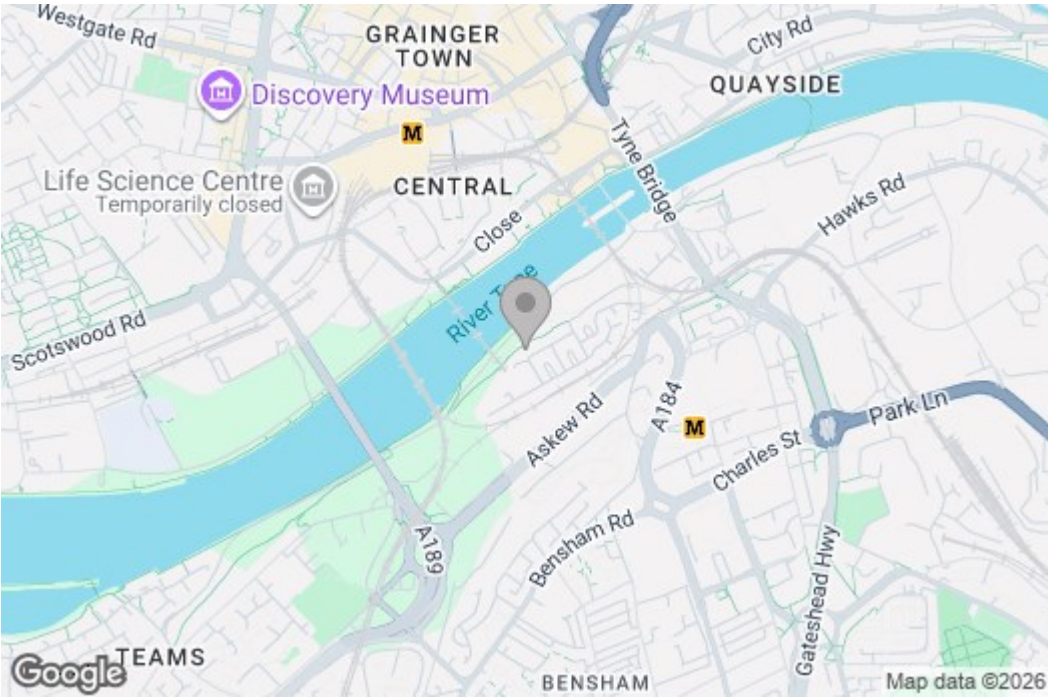
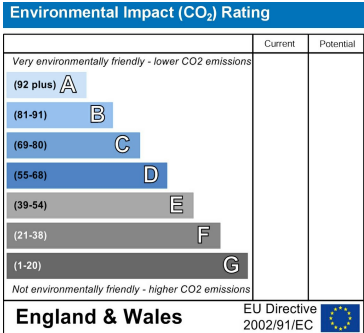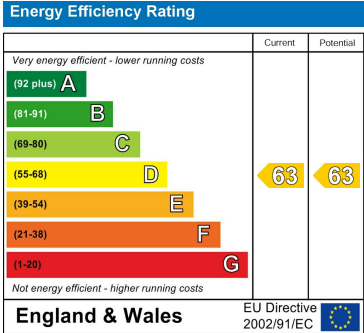Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

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