

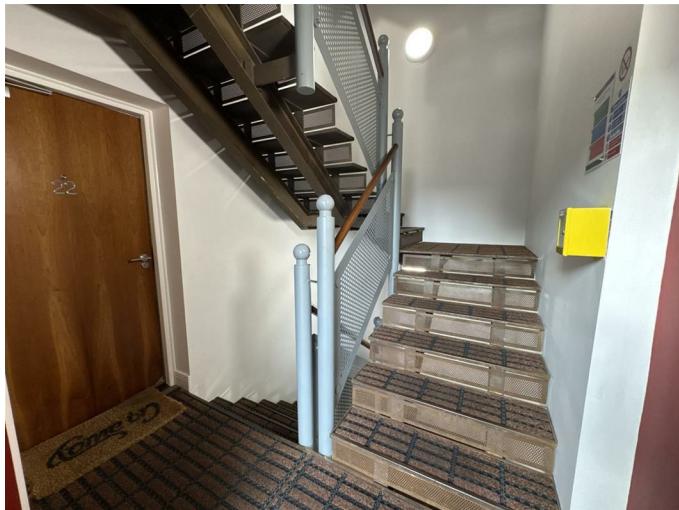


## 22 Kenilworth House Fletcher Road, Gateshead, NE8 2AW

£200,000

Nestled in the heart of Gateshead on Fletcher Road, this fabulous ground floor apartment offers a unique blend of modern living and historic charm within a listed building. Upon entering, you are greeted by a secure communal entrance that leads into a welcoming apartment hallway adorned with stylish bamboo flooring. The open plan living and dining kitchen is a true highlight, featuring an integrated oven, dishwasher, fridge, and freezer, making it perfect for both entertaining and everyday living. The electric stove-style fire adds a touch of warmth and character to the space, creating an inviting atmosphere for relaxation. This apartment boasts two well-proportioned bedrooms, both equipped with built-in wardrobes for ample storage. The main bedroom features a delightful mezzanine floor with a balcony that overlooks the living area, providing a unique vantage point and a sense of spaciousness. The en-suite bathroom doubles as the main bathroom, offering convenience and privacy. The second double bedroom also benefits from a mezzanine floor with a balcony that overlooks the tranquil rear elevation. The property is further enhanced by beautiful feature arched windows that allow natural light to flood the rooms, creating a bright and airy environment. With its super location and fantastic amenities, this apartment is not just a home; it is a lifestyle choice. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Don't miss the opportunity to make this stunning apartment your own.

## SECURE COMMUNAL ENTRANCE



## BEDROOM TWO

10'4" x 9'11" into alcove (3.17m x 3.03m into alcove)



## GROUND FLOOR APARTMENT HALLWAY



## GROUND FLOOR W/C

## OPEN PLAN LIVING/DINING KITCHEN

26'0" x 12'11" (7.93m x 3.96m)



## BATHROOM

9'6" x 5'5" (2.90m x 1.66m)



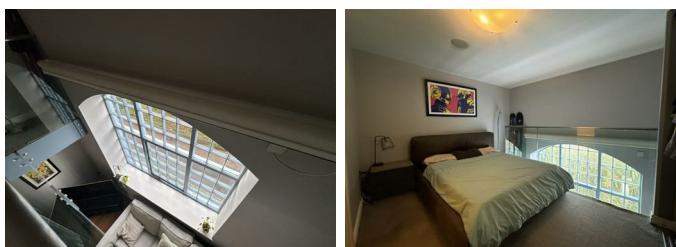
## ALLOCATED PARKING



## FIRST FLOOR LANDING

## MAIN BEDROOM

14'2" x 12'11" (4.32m x 3.95m)

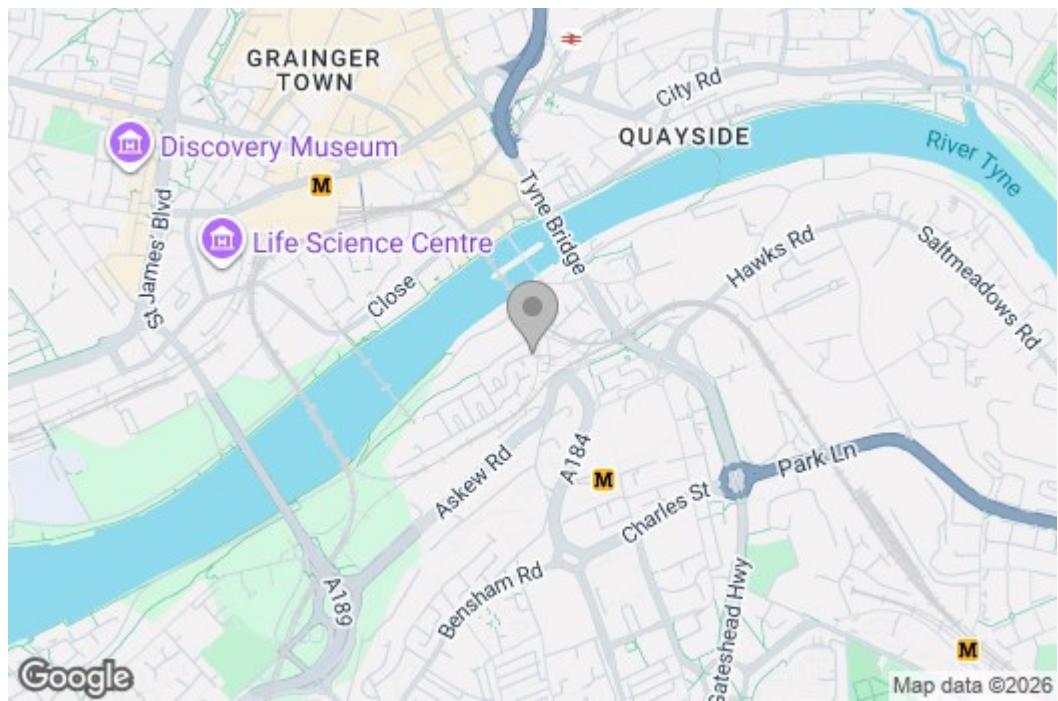


## Property disclaimer

**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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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