



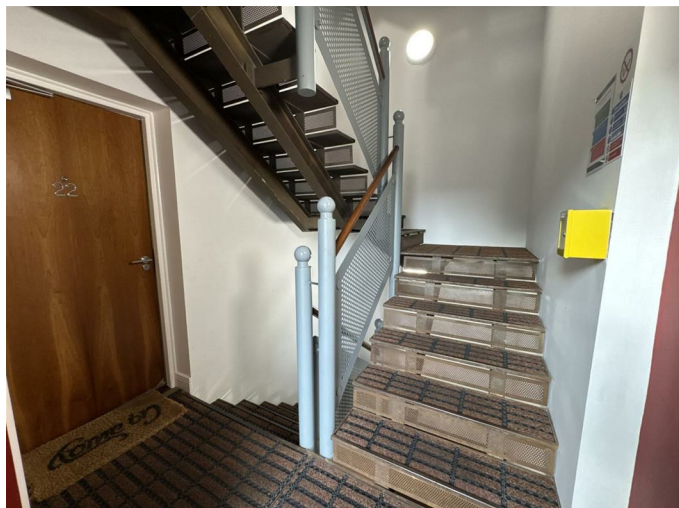
## 22 Kenilworth House Fletcher Road, Gateshead, NE8 2AW

£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



## GROUND FLOOR APARTMENT HALLWAY



## GROUND FLOOR W/C

## OPEN PLAN LIVING/DINING KITCHEN

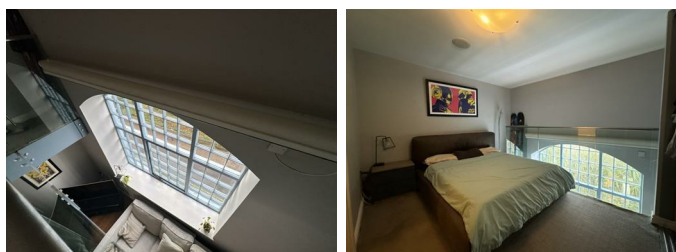
26'0" x 12'11" (7.93m x 3.96m)



## FIRST FLOOR LANDING

## MAIN BEDROOM

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



## BEDROOM TWO

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



## BATHROOM

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



## ALLOCATED PARKING

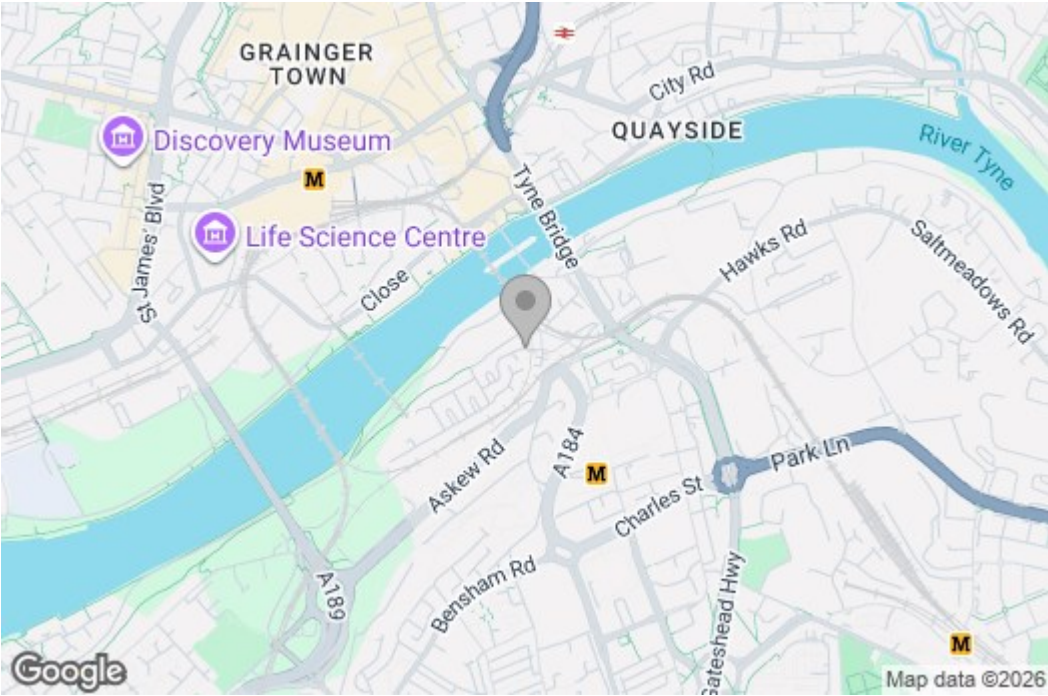


## Property disclaimer

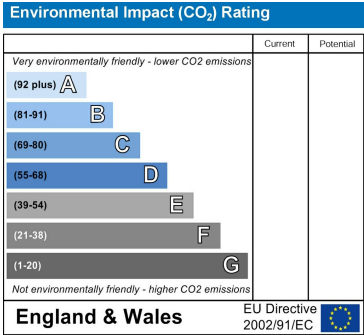
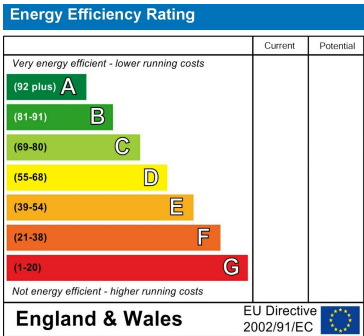
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Floor Plan

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.