



## **The Wills Building Wills Oval, NE7 7RW**

**Offers Over £150,000**

Hive Estates are delighted to present to the market this impressive two-bedroom apartment with mezzanine, located within the iconic Wills Building. Combining generous proportions, an abundance of natural light and stylish modern fittings, this unique home offers contemporary living with plenty of character.

Upon entering, you are welcomed by a bright and spacious hallway, setting the tone for the accommodation that follows. The living room is a particularly inviting space, with large windows flooding the room with natural light. Modern navy panelling, complementary grey decor and a mirrored feature wall create a stylish finish while enhancing the sense of openness. A contemporary kitchen sits alongside the living space and features stone effect handleless cabinetry, grey worktops and wood effect laminate flooring. There is plenty of storage and preparation space, together with a range of integrated appliances including a fridge freezer, washing machine, microwave, oven and hob.

The generous principal bedroom comfortably accommodates a double bed and benefits from built-in wardrobes spanning the length of the room. Mauve wall panelling with feature wall lights adds a stylish touch, while large windows fill the room with natural light. A useful additional storage cupboard completes the space. Ascending to the mezzanine level, a well-proportioned second double bedroom overlooks the living space below. Finished with neutral decor, grey carpeting and a soft beige panelled feature wall, this versatile room provides a comfortable and distinctive bedroom space. Direct access leads to the spacious en-suite, fitted with a walk in shower, wash basin, WC and vanity unit with useful storage, complemented by white wall tiling and grey flooring. The main bathroom is equally well presented, featuring a bath with shower over, WC, wash basin and vanity unit with storage. Grey tiled walls, a large wall mounted mirror and modern chrome fittings complete the contemporary finish.

Situated in a vibrant and accessible area, the apartment offers easy access to Newcastle City Centre, as well as the popular neighbourhoods of Heaton and Jesmond, renowned for their excellent selection of restaurants, bars, cafes and independent shops. The North East coastline and its beautiful beaches are also just a short drive away, providing an easy escape from city life. This is a fantastic opportunity to own a stylish home within an iconic building, combining modern interiors, generous accommodation and an excellent location. An ideal choice for professionals, couples or anyone looking for something a little different close to the heart of Newcastle.

**Lounge/Diner 20'4" x 10'5" (6.20 x 3.20)**

**Kitchen 9'2" x 10'5" (2.80 x 3.20)**

**Bedroom 1 13'1" x 10'5" (4.00 x 3.20)**

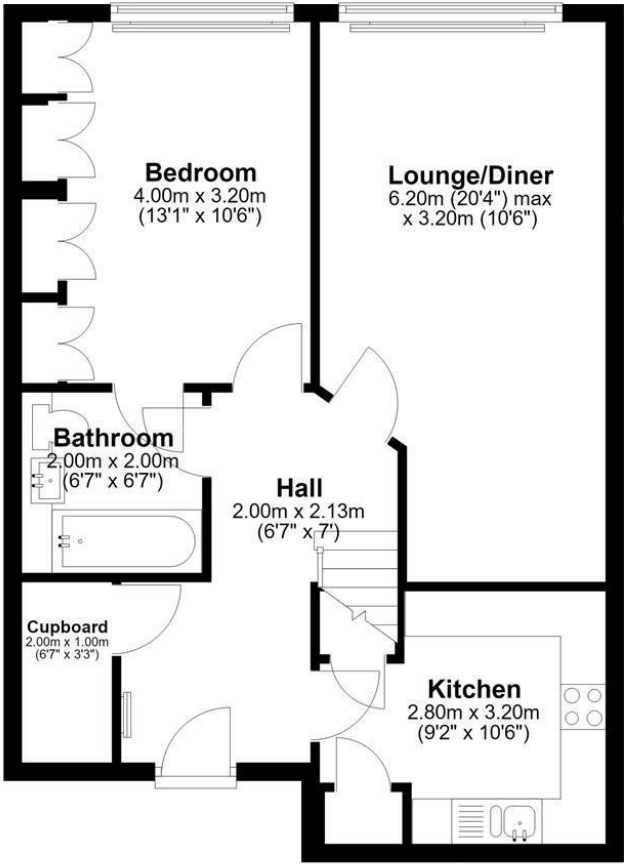
**Bedroom 2 7'2" x 9'10" (2.20 x 3.00)**

**En-Suite 6'6" x 7'2" (2.00 x 2.20)**

**Bathroom 6'6" x 6'6" (2.00 x 2.00)**

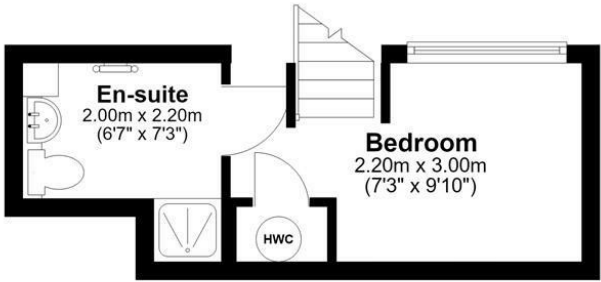
Ground Floor

Approx. 56.0 sq. metres (602.6 sq. feet)



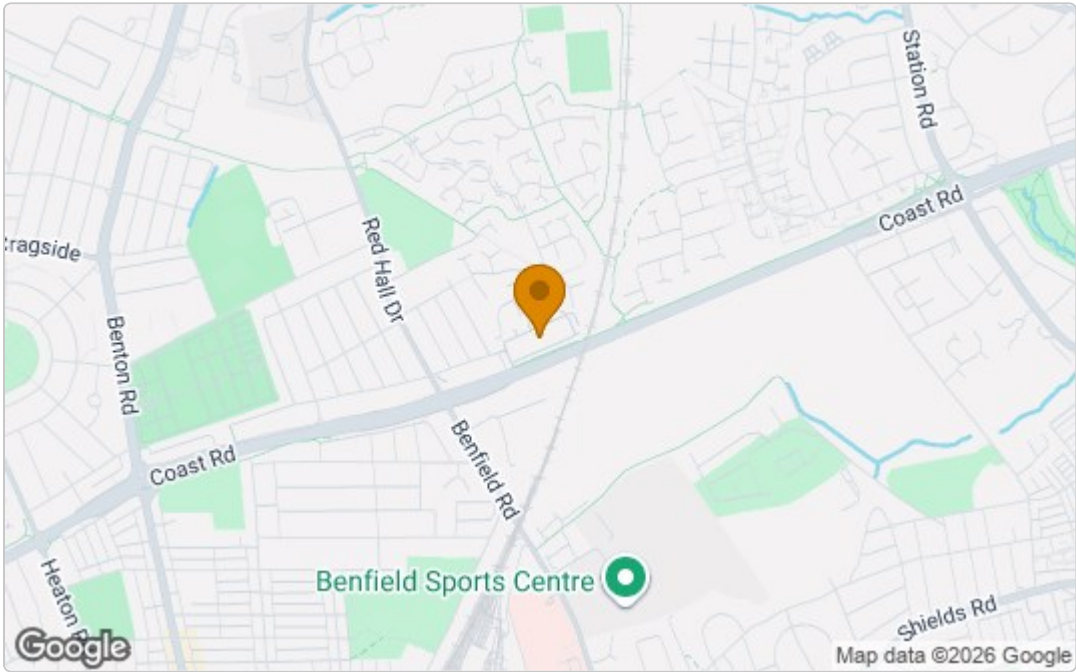
Mezzanine

Approx. 10.6 sq. metres (114.6 sq. feet)

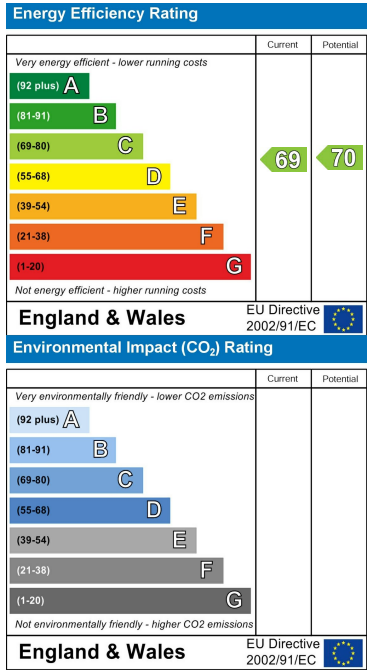


Total area: approx. 66.6 sq. metres (717.2 sq. feet)

Area Map



Energy Efficiency Graph



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