



## 2 bed apartment to buy in NE11

Cormorant Drive, Dunston, Gateshead,  
Tyne and Wear, NE11 9LF

**£120,000** Offers over

🛏 x 2 🍳 x 2 🚗 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Top floor apartment
- ✓ Two bedroom
- ✓ Balconies with river View
- ✓ Garage
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

## Description

We are thrilled to present this stunning two-bedroom apartment, featuring inviting balconies that overlook picturesque river views.

This charming property boasts access to a communal courtyard and includes an allocated garage parking space for your convenience. The layout encompasses a welcoming entrance hall, a spacious lounge perfect for relaxation, and a modern kitchen ideal for culinary enthusiasts. The master bedroom offers a private ensuite, creating a serene retreat, while the second bedroom is perfect for guests or a home office.

A well-appointed family bathroom completes this delightful accommodation.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 974

Annual Service Charge Amount: £912.00

Price: Offers over £120,000

Property Type: Apartment

Parking: Allocated, Garage

Heating: Electric

## Hall

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### Lounge

4.39m x 3.22m (14'4" x 10'6")



### Balcony



### Kitchen

2.94m x 2.11m (9'7" x 6'11")



### Bathroom

1.85m x 1.56m (6'0" x 5'1")



### Bedroom two

4.39m x 2.50m (14'4" x 8'2")



## Master bedroom

3.59m x 4.34m (11'9" x 14'2")



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## En-suite

1.80m x 1.43m (5'10" x 4'8")

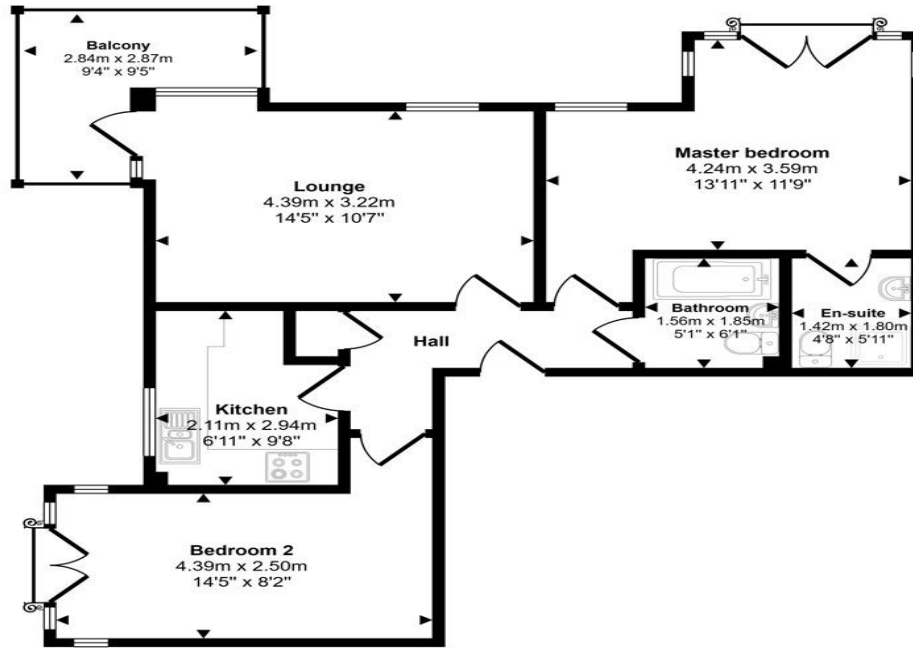


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## Views



Approx Gross Internal Area  
59 sq m / 638 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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