



# 30 Colombo Square

Worsdell Drive | Gateshead | NE8 2DF

**Asking Price £145,000**

The  
**GOOD  
ESTATE**  
AGENCY

# 30 Colombo

Worsdell Drive | Ochre Yards

Gateshead | NE8 2DF

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2 BED, 2 BATH APARTMENT WITH PARKING. Welcome to this delightful apartment located in the sought-after Ochre Yards development at Colombo Square. This modern residence offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a vibrant urban lifestyle.

Spanning an impressive 764 square feet, this first-floor apartment features a spacious open-plan living area that is perfect for both relaxation and entertaining. The well-designed layout includes two generously sized double bedrooms, providing ample space for rest and privacy. The modern bathroom is tastefully appointed, ensuring a pleasant experience for residents and guests alike.

One of the standout features of this property is the charming balcony, which offers a lovely outdoor space to enjoy fresh air and views of the surrounding area. Additionally, the apartment comes with allocated parking, a valuable asset in this bustling location, and the presence of an on-site caretaker and security adds an extra layer of peace of mind.

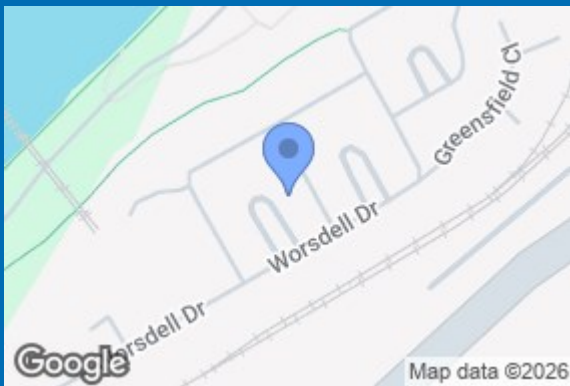
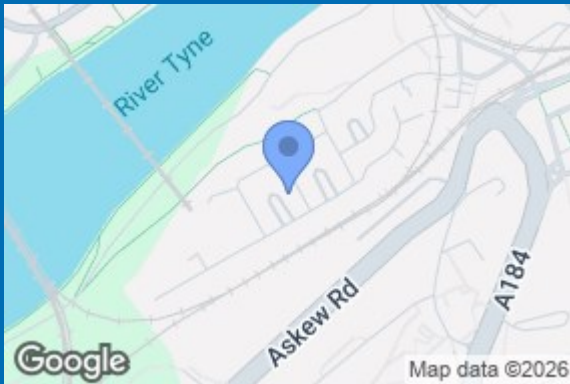
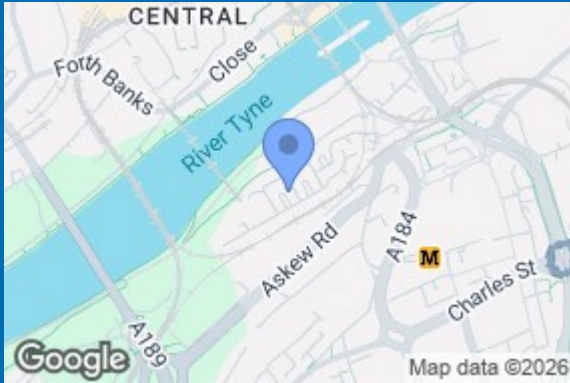
Situated just a short walk from Newcastle city centre, residents will benefit from easy access to a wide array of shops, restaurants, and cultural attractions. This popular development is perfect for those who appreciate the vibrancy of city living while enjoying the comforts of a modern home.

In summary, this apartment at Colombo Square is a fantastic opportunity for anyone looking to embrace a contemporary lifestyle in a prime location. With its spacious layout, modern amenities, and proximity to the heart of Newcastle, it is sure to appeal to a variety of buyers or renters. Don't miss the chance to make this wonderful property your new home.

- TWO DOUBLE BEDROOMS
- BATHROOM & EN SUITE
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- ALLOCATED PARKING
- BALCONY
- 1ST FLOOR
- CURRENTLY LET FOR £775PCM ON A MONTHLY BASIS, ACHIEVING A RENTAL YIELD OF 6.4%
- RIVERSIDE DEVELOPMENT
- GATESHEAD LOCATION
- GOOD ACCESS TO NEWCASTLE CITY CENTRE







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(5-6) D			
(3-4) E			
(1-2) F			
(1-2) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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