



## 100 Colombo Square Worsdell Drive, Gateshead, NE8 2DF

£1,150 Per Calendar Month

\*\*\* ABSOLUTLEY STUNNING \*\*\* duplex apartment available from the 5th May 2026 on an unfurnished basis. Situated in the sought after apartment complex of Ochre Yards on the south bank of the River Tyne, the property is located just a short walk from both Newcastle and Gateshead city centres and the ever popular quayside with its bars, cafes and restaurants as well as easy access to superb bus, train, metro and road links across the region. The property benefits from a secure communal entrance and hallway, with both lift and stair access available. Internally, you will find the entrance hall with storage leading to a spacious open-plan lounge and kitchen area featuring fitted units, integrated appliances and a Juliet balcony. This bright and airy space is enhanced by a fantastic floor-to-ceiling corner window, while French doors from the lounge open onto a balcony allowing lot's of natural light. Upstairs, the first floor hosts a generously sized main bedroom with a mezzanine study/dressing area and French doors opening onto another balcony. Additionally, there is a contemporary three piece shower room WC. The property is further enhanced by electric heating, double glazing, and an allocated parking space. Early viewing is highly recommended to avoid disappointment as these apartments don't come around too often.

### **Secure Communal Entrance**

Secure communal entrance with telephone entry system and lift/stairs access.

### **Entrance Hallway**

With access to the lounge, stairs to the first floor and handy storage cupboard which houses a free standing washing machine. This appliance will be gifted to any potential tenants..

### **Open Plan Lounge**

Bright and airy open plan lounge with fantastic floor to ceiling windows and patio doors leading to an external balcony allowing lot's of natural light.

### **Open Plan Kitchen**

Modern kitchen with integrated oven/hob, extractor fan, dishwasher and fridge/freezer. The kitchen also benefits from a Juliet balcony.

### **First Floor Landing**

With access doors to the bedroom and shower room and a handy storage unit.

### **Bedroom**

Fantastic bedroom with a mezzanine study/dressing area and patio doors leading to an external balcony.

### **Shower Room**

Fitted with a low level WC, wash hand basin and seperate shower cubicle.

### **External Areas**

Two external balconies and allocated parking space along with visitors parking.

### **Agent Note**

**Holding Deposit:**

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

**Upfront Costs:**

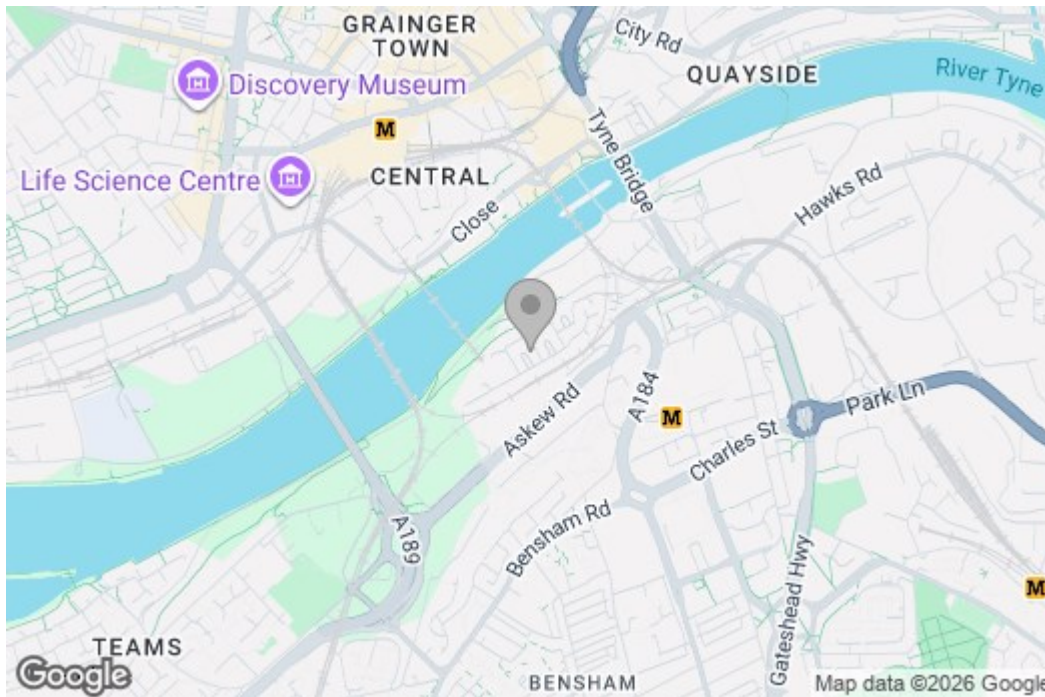
1 Months rent upfront

1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

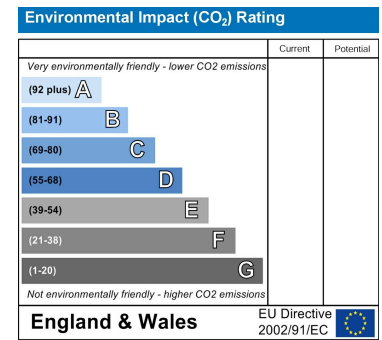
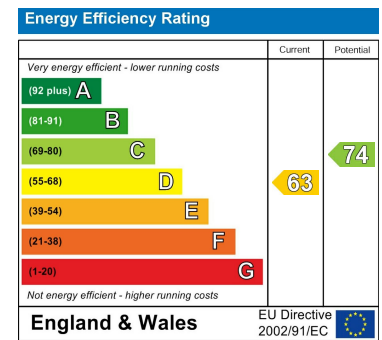
# Floor Plan



# 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.