





- Contemporary Apartment
- Two Double Bedrooms
- Gas Central Heating
- Vibrant Location
- Immaculately Presented
- Stunning River Views
- Open Plan Living
- Secured Gated Parking
- Handy for the Ferry Landing
- Viewings Essential





\*\* Video Tour on our YouTube Channel | <https://youtu.be/1YmrZIAPk5k>  
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If you are in the market for a home of distinction and something which is both contemporary and different from the average, this second floor apartment is undoubtedly the property to view. Forming part of a converted bonding house on the Riverside, this delightful flat offers generous living space over one floor.

The apartment briefly comprises:- communal entrance hallway which is serviced with an elevator and is immaculately kept. The lounge is a great size, has views of the river and ferry terminal and a Juliet balcony. There are two double bedrooms; bedroom two with a further Juliet balcony, a well appointed kitchen with storage, and a contemporary four piece Jack & Jill bathroom suite. The property is enhanced with features from the original build such as exposed brickworks and support columns which add character and style to the living space. The property is warmed with gas central heating and also has double glazing.



Nestled by the River Tyne the property lends ease of access to the ferry landing, an array of bar bistros on the Quayside, and shops in the town centre. The Metro service is some 10 minutes walk from the development. A property that is drenched with charm and character which really must be experienced to get a feel for this great home.

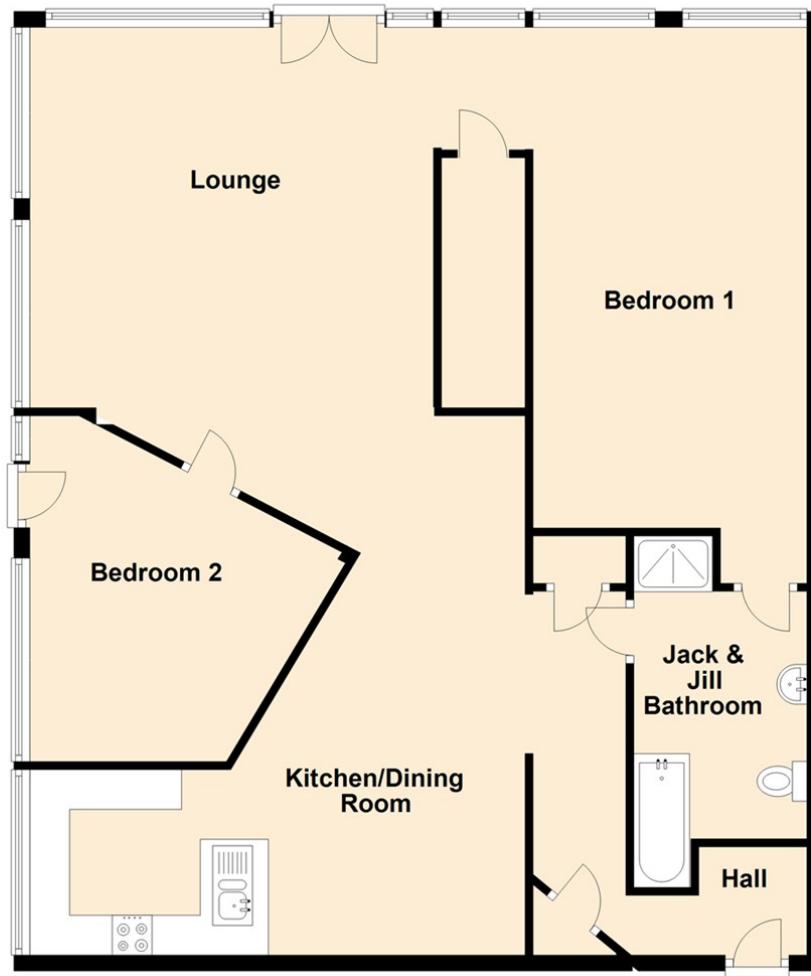
Living in Brewery Bond is a lifestyle choice; a fabulous building within a fabulous location. For more information and to book your viewing please call our team on 0191 236 2070.

#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: E

## Second Floor



## The difference between house and home

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Lounge 15'8" x 16'7" (4.78 x 5.07)

Kitchen/Dining Room 22'2" x 20'4" (6.77 x 6.22)

Bedroom One 6'6" x 11'3" (2.00 x 3.44)

Bedroom Two 6'6" x 10'7" (2.00 x 3.24)

Covid-19 Viewing Guidelines

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Us: 0191 236 2070



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