



Rock Estates



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£300,000 offers in excess of.



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Luxurious, modern, two bedroom apartment with stunning dual aspect views of the Stour Estuary. This immaculate first floor apartment is well presented throughout and is situated in an enviable position on the edge of the Peninsula, in the sought after village of Shotley Gate.

This first floor apartment offers two double bedrooms, with a modern en-suite to bedroom one. There is a spacious open plan living, dining and kitchen area with integrated appliances including Bosch electric oven and hob. A four piece bathroom suite including shower cubicle and separate bath. The apartment also benefits from two balconies offering dual aspect views of the estuary. The property benefits from modern electric heaters in both bedrooms and under floor heating throughout the rest of the property.

Each apartment benefits from allocated parking and access to visitor parking. There is a handy boot room as well as a further allocated storage cupboard, and separate bike store and bin room. To the rear there is a further private space with wall drier.

The property also benefits from direct access to Shotley Marina, perfect for any sailing enthusiasts!

****Guide Price: £300,000-£320,000****

- Immaculate Apartment
- Open Plan Living/Dining & Kitchen Area
- Two Balconies
- Modern Fitted Kitchen
- Allocated Parking
- Two Double Bedrooms
- Views Across the Stour Estuary
- Ensuite & Four Piece Bathroom Suite
- Ample Storage
- Popular Shotley Gate Village

Entrance

Accessed through secure fob entry system to main lobby. Access to the apartment via stairs or lift.

Entrance Hallway

Oak front door. Video telecom secure entry system. Under floor heating. Amtico flooring. Cupboard. Doors to:

Utility Cupboard

Housing water tank, fuse box, and space for washer/dryer.

Kitchen/Living/Dining Area

20'11" x 18'6"

Open plan kitchen/ living/ dining space with dual aspect views of the estuary.

Amtico flooring. Spotlights. Double glazed graphite patio doors to side balcony. Double glazed graphite sliding doors with side window panels opening to the front balcony. Both balconies are laid with wooden decking and glass screens.

Kitchen: Range of base units and drawers. Quartz worktop and upstand, with further bar seating area. Inset butler style sink with mixer tap over. Integrated Bosch electric oven and hob with extractor hood over. Integrated slim line dishwasher and fridge/freezer.

Bedroom One

13'6" x 10'0"

Double glazed graphite window to side. Built in sliding mirrored door wardrobe. Spotlights. Electric radiator. Door to:

Ensuite

7'11" x 4'2"

Double glazed graphite window to rear. Shower cubicle with chrome fixtures including dual shower attachments. Fully tiled walls and floor. Inset basin and W.C. Extractor fan. Spotlights. Under floor heating. Wall mounted chrome heated towel rail.

Bedroom Two

9'11" x 8'9"

Double glazed graphite window to side. Built in sliding mirrored door wardrobe. Spotlights. Electric radiator.

Bathroom

8'4" x 5'6"

Low level W.C. Vanity unit with cupboard storage and inset basin. Shower cubicle with chrome fixtures and dual shower attachments. Bath with chrome mixer tap and shower head. Fully tiled walls and floor. Extractor fan. Spotlights. Under floor heating. Wall mounted chrome heated towel rail.

Parking

Allocated parking and access to visitor parking.

Extra Information

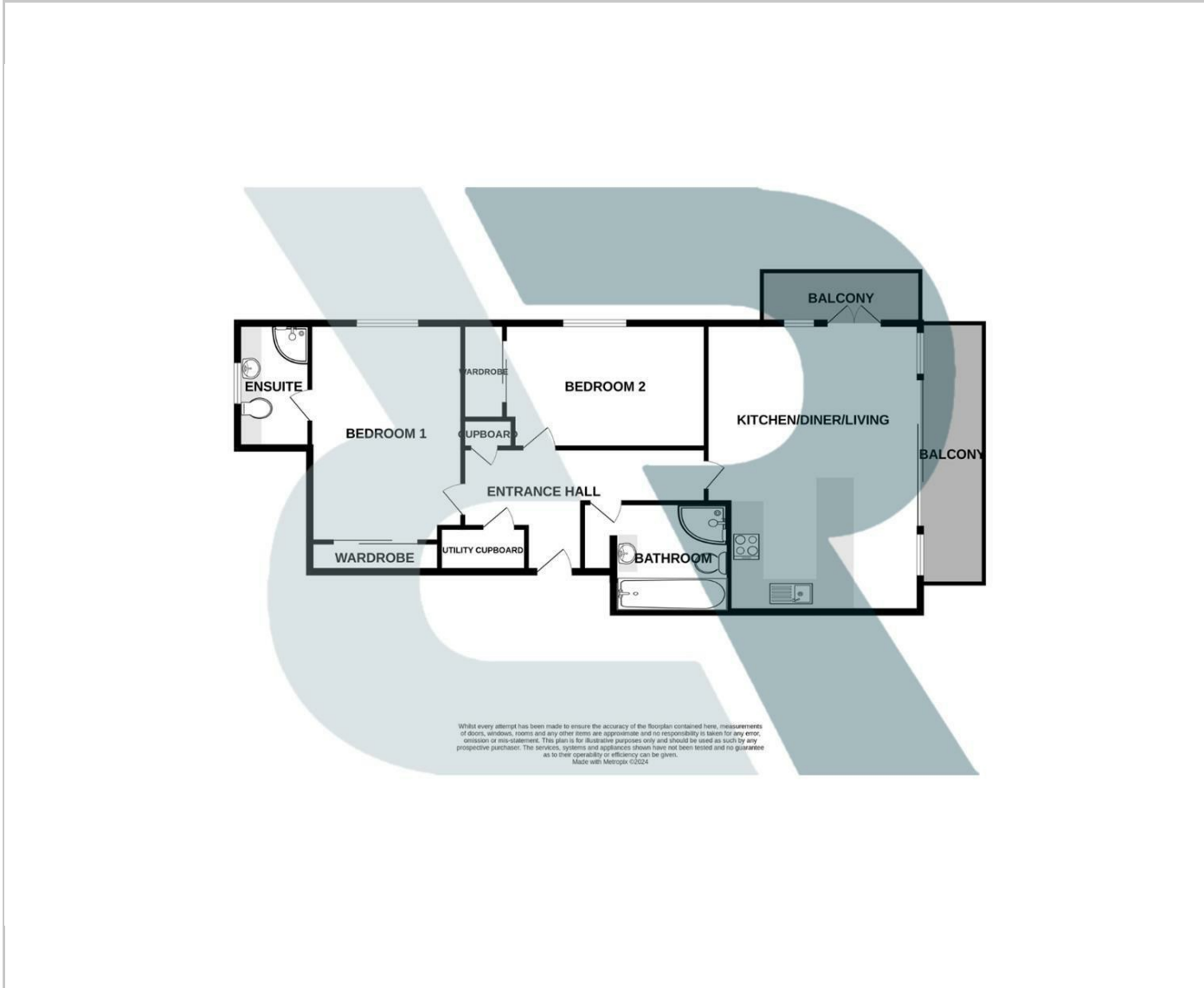
The building benefits from stairs access as well a lift to all apartments.

There is a communal bin room and separate bike store.

Furthermore there is an allocated storage cupboard in the carport along with an additional boot room.



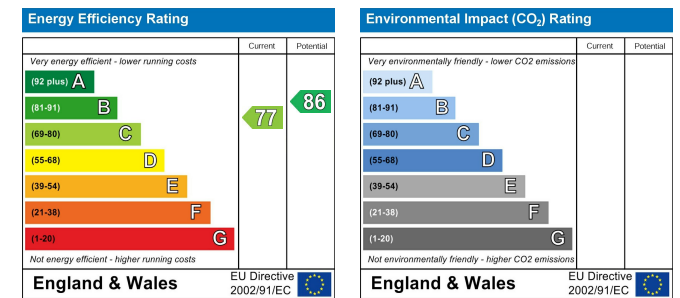
Floor Plans



Area Map



Energy Performance Graph



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