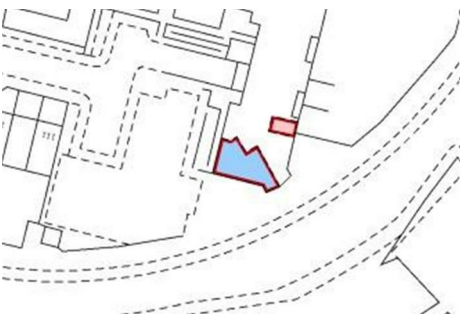




110 Commissioners Wharf , North Shields, NE29 6DP

**** GUIDE PRICE £140,000 - £145,000 ****

** SUPERB TWO BEDROOM TOP FLOOR APARTMENT WITH PRIVATE BALCONY & RIVER VIEWS **

** COMMUNAL ENTRANCE WITH LIFT ACCESS TO ALL FLOORS ** MODERN KITCHEN **

** UNDERGROUND PARKING BAY WITH ELECTRONIC GATES ** CHAIN FREE & READY TO MOVE INTO **

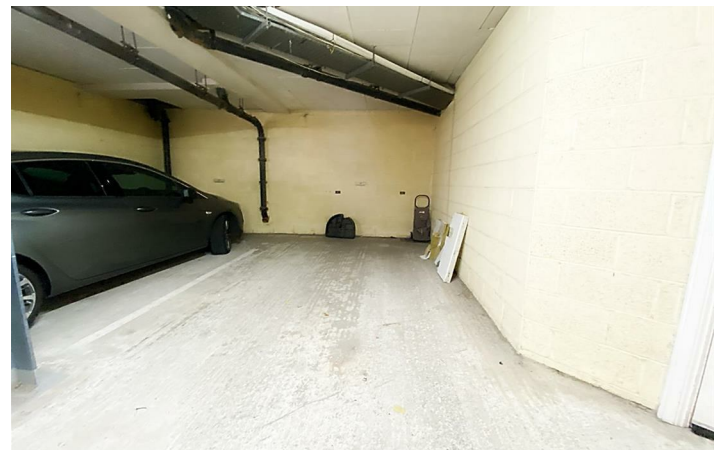
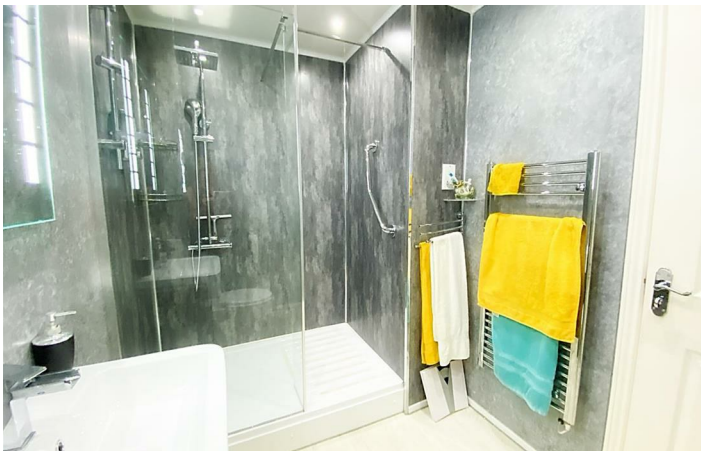
** COUNCIL TAX BAND B ** 125 YEAR LEASE FROM 2003 ** ENERGY RATING C **

Price Guide £140,000

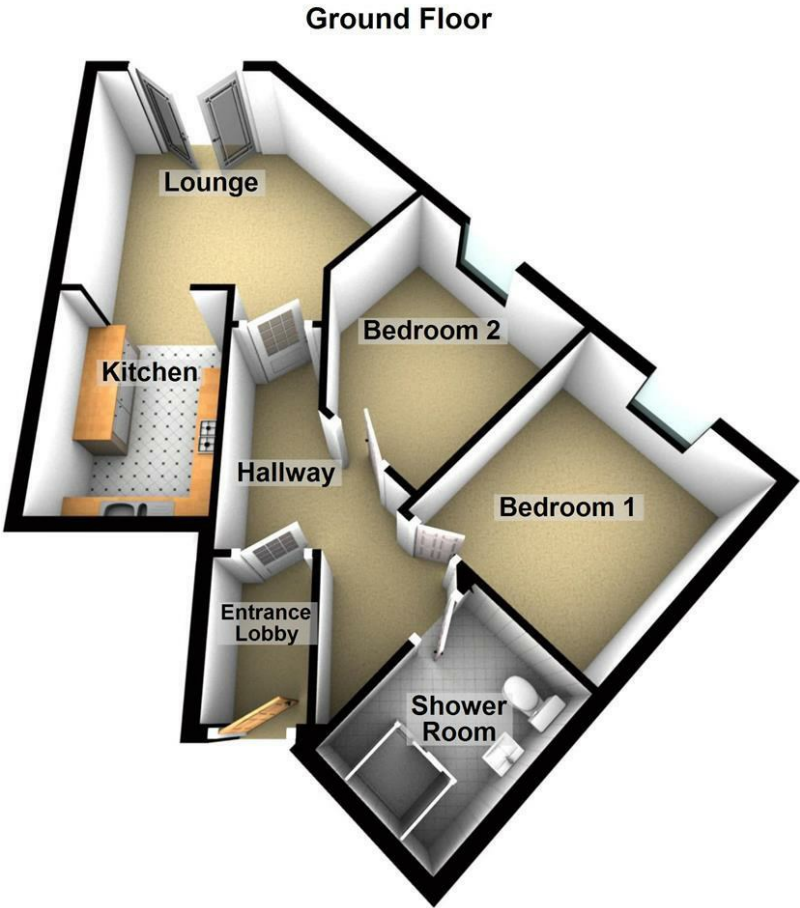


• Two Bedroom Top Floor Apartment • Modern Kitchen & Shower Room • Council Tax Band B	• Private Balcony With River Views • Intercom Entry System & Lift To Floors • 125 Year Lease From 2003	• Secure Gated Underground Parking • Chain Free • Energy Rating C information please visit https://checker.ofcom.org.uk
Communal Hallway Communal hallway with intercom entry system and lift access to property.	Bedroom 2 9'10" x 9'7" max angular (3.00 x 2.94 max angular) Double glazed window, electric heater.	EE-Variable in-home, good outdoor O2-Good (outdoor only) Three-UK-I Variable in-home, good outdoor Vodafone_Variable in-home, good outdoor
Entrance Lobby Door leading into the entrance lobby, inner door to the hallway.	Shower Room 8'10" x 5'9" (2.71 x 1.77) Comprising; shower cubicle, WC and wash hand basin with fitted furniture surrounding, panelling to walls, electric towel rail.	We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.
Hallway Electric heater, two cupboards.	Balcony There is a private balcony with river viewss.	FLOOD RISK: Yearly chance of flooding: Rivers and the sea: Very low. Surface water: Very low.
Lounge 12'2" max x 11'7" max angular (3.71 max x 3.55 max angular) Double glazed French doors leading onto the balcony, electric heater, open plan to kitchen area.	Parking There is a secure underground parking bay which has remote control electronic gates.	CONSTRUCTION: Traditional - This information must be confirmed via your surveyor and legal representative.
Kitchen Area 10'3" x 7'3" (3.13 x 2.22) Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with extractor fan over, 1.5 bowl sink unit, integrated washing machine.	Lease, Ground Rent & Service Charges The property has a 125 year lease dated from 01/01/2003. Ground rent is £100 per year. There is also a service charge which includes buildings insurance and water rates this is £1,903.71 per year.	
Bedroom 1 10'11" x 9'10" (3.34 x 3.00) Double glazed window, electric heater.	Material Information BROADBAND AND MOBILE: At the time of marketing we believe this information is correct, for further	





Floor Plan



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. Intending purchasers 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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