

# SIGNATURE

## NORTH EAST

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📍 Collingwood Mansions, North Shields NE29 6HA



# Collingwood Mansions, North Shields NE29 6HA

**Offers Over £199,950**

Signature North East is delighted to present this stunning two-bedroom top floor apartment with impressive views of the River Tyne. Situated on the stylish and sought after Collingwood Mansions estate, a Grade 2 listed building, in the heart of the popular and vibrant North Shields Fish Quay. The area offers superb access to local amenities, reputable schools, and excellent transport links, including the A19 and A1058, nearby bus and ferry stops, and new cycleways and greenways along the river perfect for outdoor activities.

This two-bedroom two-bathroom top floor apartment showcases attractive Georgian period features, stunning river views and endless potential. Entering the building at street level there is a secure entry phone into the communal hallway with stained glass, and an impressive wide and decorative staircase.

Inside, the apartment welcomes you with a generous hallway with high ceilings, a large storage cupboard and handy utility room. The incredibly spacious and calm split-level open plan living, dining, kitchen area, flooded with natural light from two windows offers impressive views of the river Tyne - a tranquil spectator spot to watch ferries and boats pass by. The elevated kitchen/ dining area features a polished solid Maplewood floor and benefits from a range of base and wall storage units and integrated appliances. This area flows seamlessly to the delineated lower-level carpeted living area which provides ample space for furnishings. The split level adds a distinctive character to the serene ambiance of this elegant apartment.

At the rear of the property, overlooking the communal garden and quiet rustle of mature trees, are the two double bedrooms, both with fitted wardrobes and en-suite. The master bedroom has dual aspect windows giving abundant natural light. Its en-suite features a bath with jacuzzi jets and overhead shower.

The second bedroom en-suite features a large double walk-in shower. Additionally, there's a conveniently located guest WC off the hallway. As well as stunning views, the top floor offers access to a large loft space for additional storage.

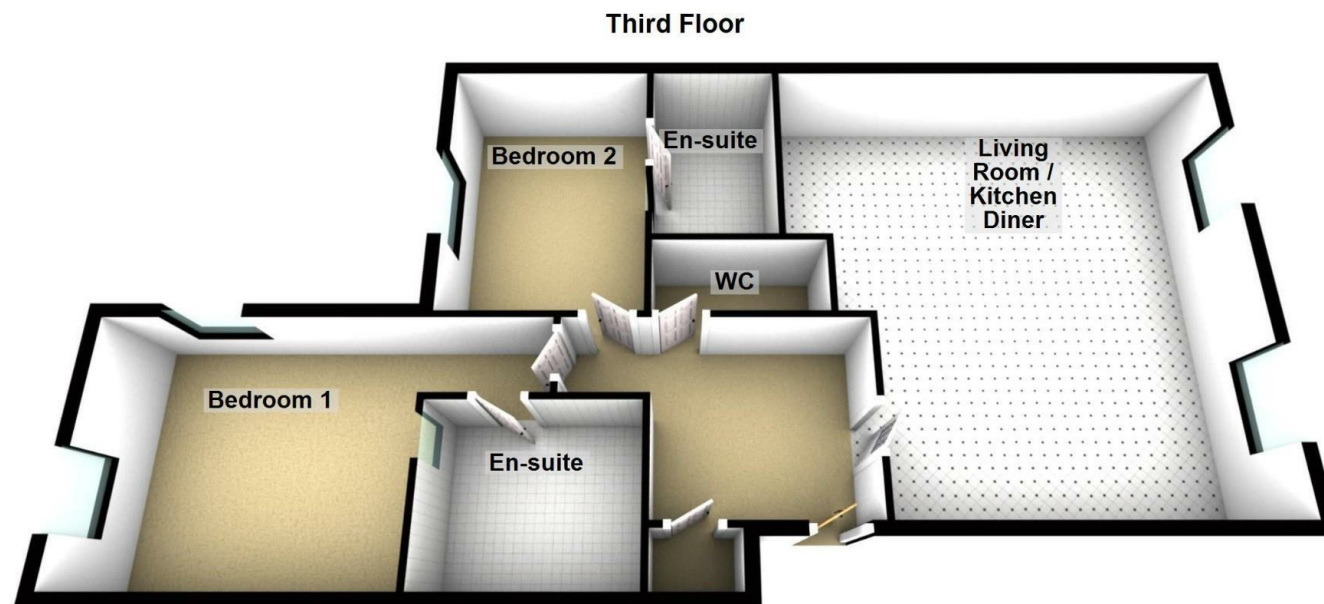
Externally the property has an allocated parking space in the secure underground garage, bike storage and a small communal garden.

Don't miss this rare opportunity to purchase a property in the elegant and sought after Collingwood Mansions. Viewing highly recommended.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Kitchen/Dining/Living Room  
21'9" x 21'3"

Bedroom One  
20'1" x 11'4"

En Suite  
8'8" x 7'10"

Bedroom Two  
13'7" x 9'4"

En Suite  
8'9" x 5'10"

WC  
8'1" x 3'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		









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