

FOR
SALE

62 COMMISSIONERS WHARF, NORTH SHIELDS NE29 6DP
£179,950



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM TOP FLOOR APARTMENT
- STUNNING VIEWS OF THE MARINA
- SPACIOUS LOUNGE DINER WITH BALCONY
- MODERN KITCHEN BATHROOM
- ALLOCATED CAR PARKING
- NO UPPER CHAIN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

LOUNGE DINER
16'8 x 14'4

KITCHEN
10'11 x 8'6

BEDROOM ONE
17'0 x 12'2

BEDROOM TWO
13'0 x 8'2

BATHROOM WC
8'7 x 7'6

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This immaculately presented, top floor apartment was built in 2000 and is perfectly located in a residential area. It boasts stunning views of the marina to the Tyne river beyond, displays a wealth of modern features including a lift to all floors, has no upper chain and is ideal for a range of buyers.

With over 780 square foot of accommodation this modern property consists of a vestibule and entrance hallway with storage cupboard, a light and spacious lounge diner with a balcony offering stunning views over the marina and an open plan kitchen with a range of units, contrasting worktops, single oven, electric hob, extractor hood and washing machine. There are two bedrooms, one with views of the docks and a modern bathroom benefitting from a panelled bath with shower over, pedestal wash basin and low level WC. Externally there is an allocated car parking space. The amazing condition and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernisation. North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. The public transport is excellent and includes the metro system, the local schools are highly sought after and the diverse scenery makes it attractive to retired couples, young couples, first time buyers and families.

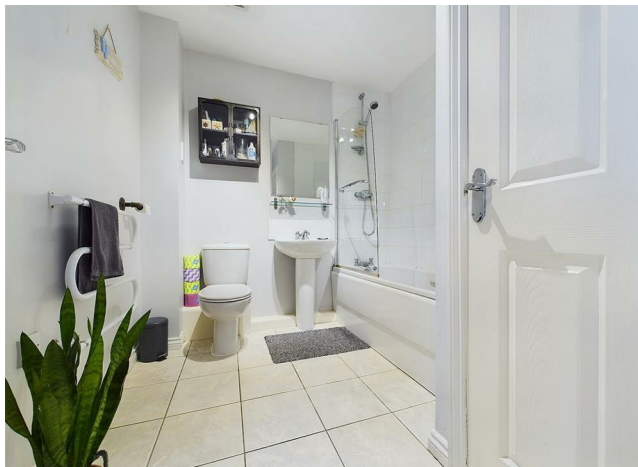
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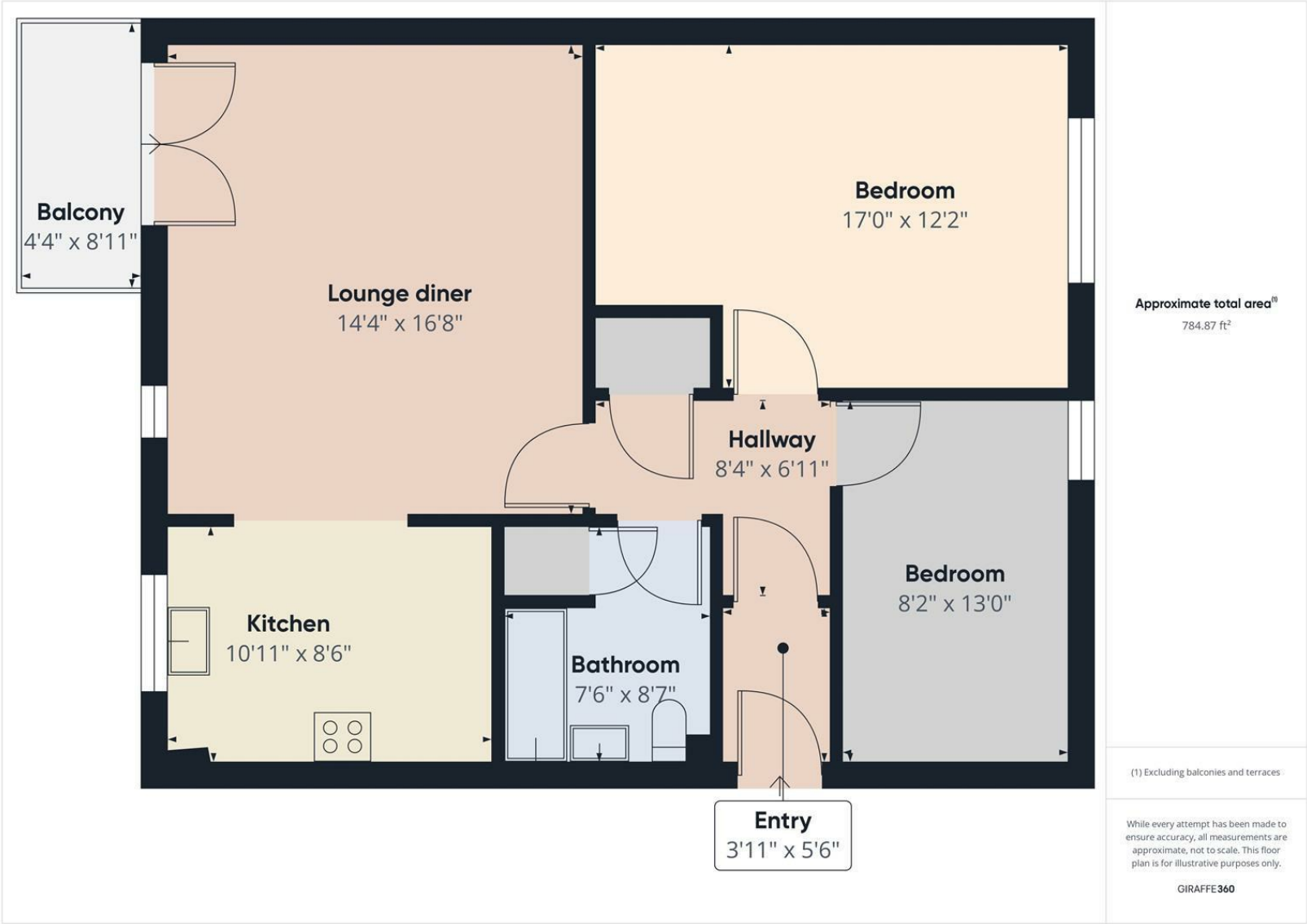
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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

| | Current | Potential |
|--|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | 65 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|---------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |

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