





- Quayside Location
- Two Bedrooms
- Close to Amenities
- Long Lease
- Viewing Recommended
- Second Floor
- Garage
- Stunning River Views
- Council Tax Band \*B\*
- Call For More information





This delightful second floor flat with stunning views over the River Tyne and the Quayside would make an ideal first time buy.

The property is accessed via a secure entrance and communal hallway and briefly comprises: - entrance hallway, bright and airy lounge with a box bay window and a fantastic River view, two bedrooms and a modern fitted kitchen with wall and floor units providing ample storage, and an integrated hob and oven. The flat further benefits from gas central heating and also comes with a secure garage below the building.

This particular part of North Shields is extremely favourable and offers the buyer a superb lifestyle choice. The enviable location on the Fish Quay means that fabulous Riverside walks are available, and a wide variety of local amenities are within easy reach including cafes, bars, and restaurants. There are good links to public transport facilities including prime bus routes and the Metro service, and Tynemouth Long Sands Beach is only a short commute away.

For more information and to book you viewing please call our Coastal sales team on 0191 257 2000.

#### Tenure

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

Council Tax band \*B\*.



## Second Floor



## The difference between house and home

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Living Room 14'11" x 10'3" (4.55 x 3.14)

Kitchen 10'5" x 7'0" (3.19 x 2.15)

Main Bedroom 10'5" x 12'4" (3.19 x 3.78)

Bedroom Two 9'3" x 5'2" (2.82 x 1.58)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	78
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Gosforth

0191 236 2070

Newcastle

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High Heaton

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Tynemouth

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Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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