





- **Grade II Building**
- **One Bedroom**
- **Close To Amenities**
- **Viewing Recommended**
- **Leasehold with Share of Freehold**
- **First Floor**
- **Fantastic Location**
- **Council Tax Band TBC**
- **Call For More Information**
- **On Street Permit Parking**





When it comes to finding a home of real distinction, this delightful one bedroomed first floor flat offers the buyer a fabulous combination of both old and new seamlessly woven together in this stunning Grade II Georgian terrace conversion.

The property is accessed via a communal entrance and hallway and briefly comprises: - entrance hall, generous lounge overlooking the square, well appointed kitchen, one double bedroom, a modern bathroom/w.c. and storage area in the basement.

Finished to a very high standard the property provides a modern contemporary fitted kitchen with integrated appliances along with wall and floor units and complimenting work surfaces. The bathroom is bright, fresh and modern with a three-piece suite including a shower over the bath. Sash windows are in keeping with the period and which really enhance the mood of the sandstone facade. The property is warmed via an electric wet system.

The exact position of the property is centred in the heart of North Shields overlooking the square. Of course, you have a multitude of facilities on your doorstep to include the new Cultural Quarter, local library, a host of shops in the Beacon centre and ample bars and restaurants. The vibrant Fish Quay is around a 10-minute walk away and offers a variety of eateries and bars. Tynemouth Village is within proximity and offers some of the most stunning beaches and coves. Northumberland Park is also a short walk away and provides a place to relax with a young family. Buying into this property is also about buying into a lifestyle; one which we are sure you will love.

For more information and to book a viewing, please call our Tynemouth branch on 0191 257 2000.

#### Tenure

The agent understands the property to be leasehold (999 years) with a share of the freehold. However, this should be confirmed with a licenced legal representative

Council Tax band \*TBC\*



## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	55
(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

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Low Fell

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