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- Sought After Location
- River and Dock Views
- Allocated Parking
- Ample Storage
- Viewing Recommended
- Third Floor Apartment
- Two Double Bedrooms
- Electric Heating
- Council Tax Band \*B\*
- Call For More Information







This fantastic, third-floor property is positioned in a highly sought after location and boasts beautiful River and dock views.

The property is accessed via a communal entrance with an elevator and briefly comprises: - entrance lobby, hallway with storage, bright and airy lounge with French doors and Juliet balcony, a well-appointed kitchen with fitted wall and floor units and integrated oven and hob, two double bedrooms, the main with a WC and a modern bathroom WC. The property further benefits from double glazing, electric heating and there is also allocated parking.

Dolphin Quay offers an unparalleled living experience, with breathtaking riverside views that create a tranquil and scenic backdrop for everyday life. The Quayside itself is a lively hub, with an array of bars, bistros, and restaurants right on your doorstep, making it a wonderful place to enjoy social activities or simply relax by the water. You are within easy striking distance of local shops, the A1058 Coast Road and of course our award-winning blue flag beaches. The Metro service is around a 10 -minute walk away, providing convenient connections to Newcastle city centre.



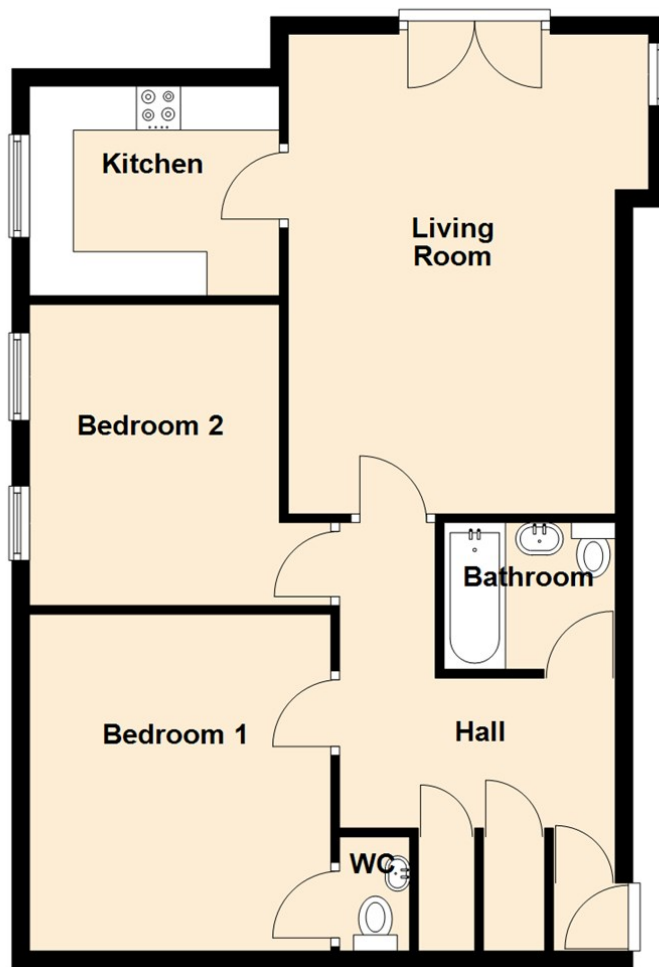
Interested parties are urged to arrange a prompt and essential internal viewing. For more information and to book your viewing please call our Tynemouth branch on 0191 257 2000.

#### Tenure

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

Council Tax band \*B\*.

### Third Floor




Living Room 17'11" x 13'9" (5.47 x 4.20)

Kitchen 7'10" x 9'4" (2.39 x 2.85)

Bedroom One 12'7" x 11'3" (3.84 x 3.44)

Bedroom Two 11'3" x 11'3" (3.43 x 3.44)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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 	

## The difference between house and home

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