



 Jan Forster



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- Envious Location
- Magnificent River Views
- Two Bathrooms
- Off Street Parking
- Managed Building
- First Floor
- Two Bedrooms
- Open Plan Living
- Leasehold
- Viewing Essential



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**** Video Tour on our YouTube Channel | <https://youtu.be/VL2nPPPDssY> ****

This contemporary two-bedroom apartment, set within the ever-desirable Smokehouse 2 development, combines modern design with magnificent river views and a unique coastal setting in an enviable location.

Positioned on the revitalised Smiths Dock waterfront, the building opens onto a beautifully landscaped riverside walkway where fresh air, sea, and sky dominate. Thoughtfully designed to follow the sun's path, its striking zinc-clad exterior and expansive glazed windows flood the interiors with natural light, creating a seamless connection to the Quayside.

Accessed via a secure communal entrance and serviced by an elevator, this managed building opens into an inviting entrance hallway with utility cupboard. The apartment offers two double bedrooms with built-in wardrobes, the main bedroom benefiting from a contemporary en-suite, alongside a separate, equally stylish bathroom/WC. The heart of the home is the stunning open-plan living area, featuring breathtaking views through the wall-to-wall window and a sleek fitted kitchen with integrated units - the perfect space to relax.

Further benefits include electric heating, double glazing and allocated private parking.

The area boasts a wealth of amenities, from vibrant cafés, restaurants, and independent shops to scenic riverside walks that showcase the beauty of the waterfront setting. With North Shields Fish Quay, Tynemouth beach, and excellent transport links to Newcastle nearby, this apartment offers an exceptional lifestyle where contemporary living meets coastal tranquillity.

Viewing is essential to appreciate everything this remarkable home and location have to offer.

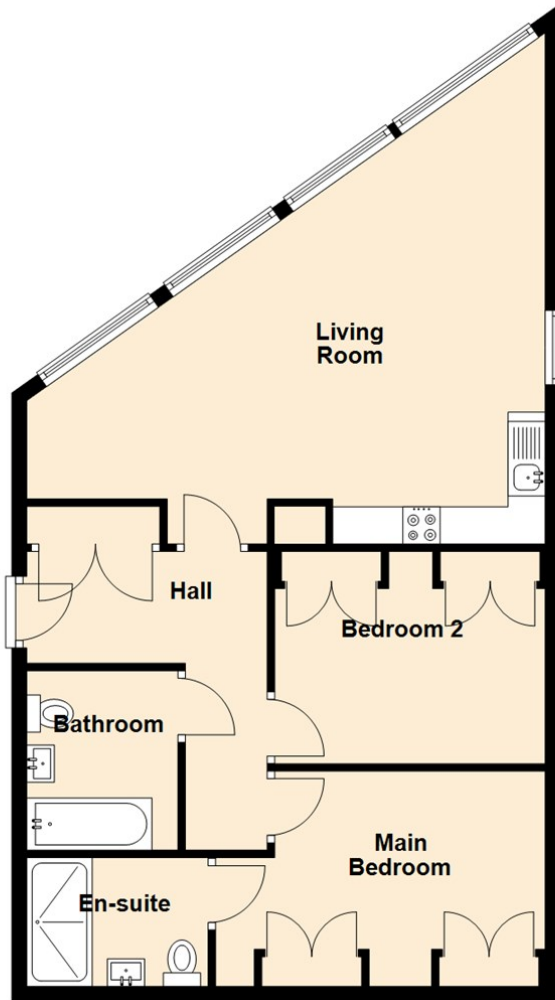
For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

Tenure

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

Council Tax band: D

First Floor



Living Room 22'8" x 22'10" (6.91 x 6.96)

Main Bedroom 9'5" x 14'6" (2.89 x 4.43)

Bedroom Two 9'4" x 11'8" (2.85 x 3.58)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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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