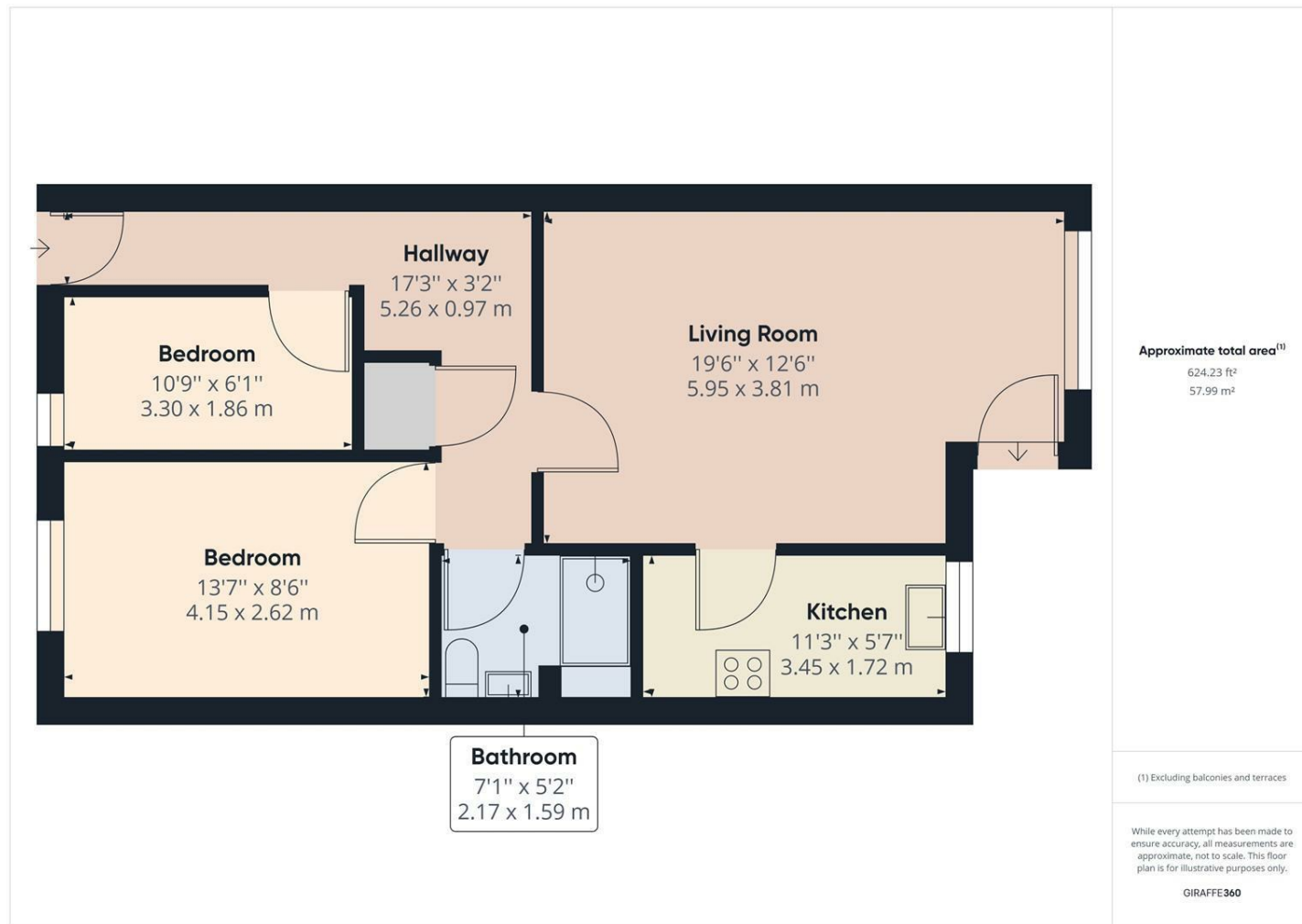
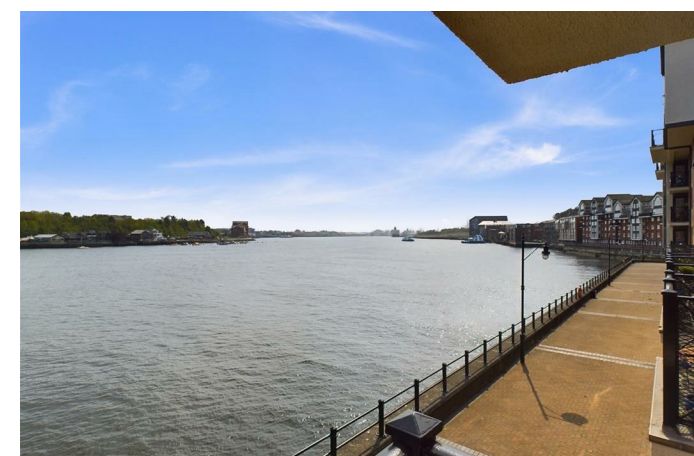




Dolphin Quay, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B	81	
(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	



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £135,000

Description

FIRST FLOOR TWO BEDROOM APARTMENT WITH WONDERFUL RIVER VIEWS OFFERED WITH NO UPPER CHAIN

Brannen and Partners are delighted to welcome to the market this first floor apartment situated within this popular development of Dolphin Quay on the North Shields Fish Quay. This two bedroom apartment is offered with vacant possession and boasts outstanding views of the river from the balcony which leads off the living room.

Briefly comprising: Gated entry into the development with secure communal entrance and stairs to the first floor. A private entrance door leads into the apartment with hallway and doors to all the rooms. The living room is a great size with plenty room for dining, there is a large window providing uninterrupted views of the river and a glazed door that leads out to the balcony.

The kitchen is fitted with wall and base units including a Miele washing machine, integrated fridge/freezer, electric oven and hob as well as having wonderful open views. There are two bedrooms and shower room with large walk in shower, sink fitted into a

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There are two bedrooms and shower room with large walk in shower, sink fitted into a vanity unit and concealed WC.

Externally there is an allocated parking space.

North Shields is close to major road links providing ease of access to other local towns at the Coast and Newcastle city centre. North Shields Fish Quay is only a short walk and has an extensive range of cafés, bars and restaurants, Tynemouth Village is also within walking distance.

Hallway

Living Room
19'6" x 12'5"

Kitchen
11'3" x 5'7"

Bedroom One
13'7" x 8'7"

Bedroom Two
10'9" x 6'1"

Bathroom
7'1" x 5'2"

Externally

Externally there is an allocated parking space.

