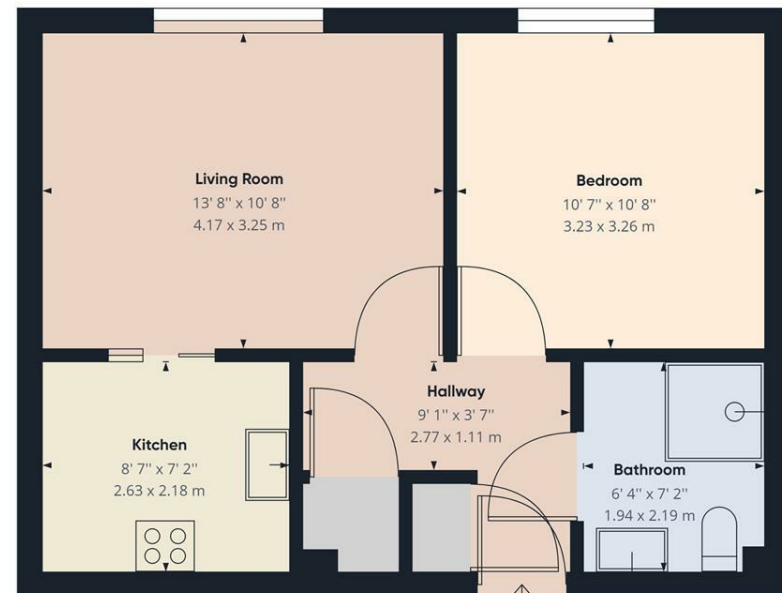




Mariners Point, Tynemouth



Ground Floor

Approximate total area⁽¹⁾
437.86 ft²
40.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

QIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	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	



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.

Price Guide £110,000

Description

ONE BEDROOM FIRST FLOOR APARTMENT SITUATED WITHIN THIS SOUGHT AFTER RETIREMENT DEVELOPMENT IN TYNEMOUTH - NO UPPER CHAIN

We welcome to the market this well presented one bedroom first floor apartment situated within this retirement development in Tynemouth. The property benefits from a lift, two communal lounges, conservatory, guest suite, house manager, Care Call and residents parking.

Briefly comprising: Secure communal entrance with stairs and a lift to all floors. Private entrance hallway with a storage cupboard. The living room overlooks the communal gardens and has a sliding door to the fitted kitchen.

The double bedroom benefits from fitted wardrobes and cupboards and the shower room has a step in shower, hand basin and W.C.

Externally there are well maintained communal gardens both to the front and rear of the property, there are also communal areas for drying laundry.

Tynemouth is a highly desirable area in the North East. It has excellent road and rail links to the centre of Newcastle, as well as an elite selection of shops and restaurants. This property would make an ideal purchase for anyone over 55 looking to live in this sought after location.

Secure Communal Entrance

Hallway

Lounge/Diner

13'4" x 10'7"

Kitchen

8'7" x 7'1"

Bedroom

10'8" x 10'7"

Bathroom

7'2" x 6'4"

Externally

Externally there are well maintained communal gardens both to the front and rear of the property, there are also communal areas for drying laundry.

