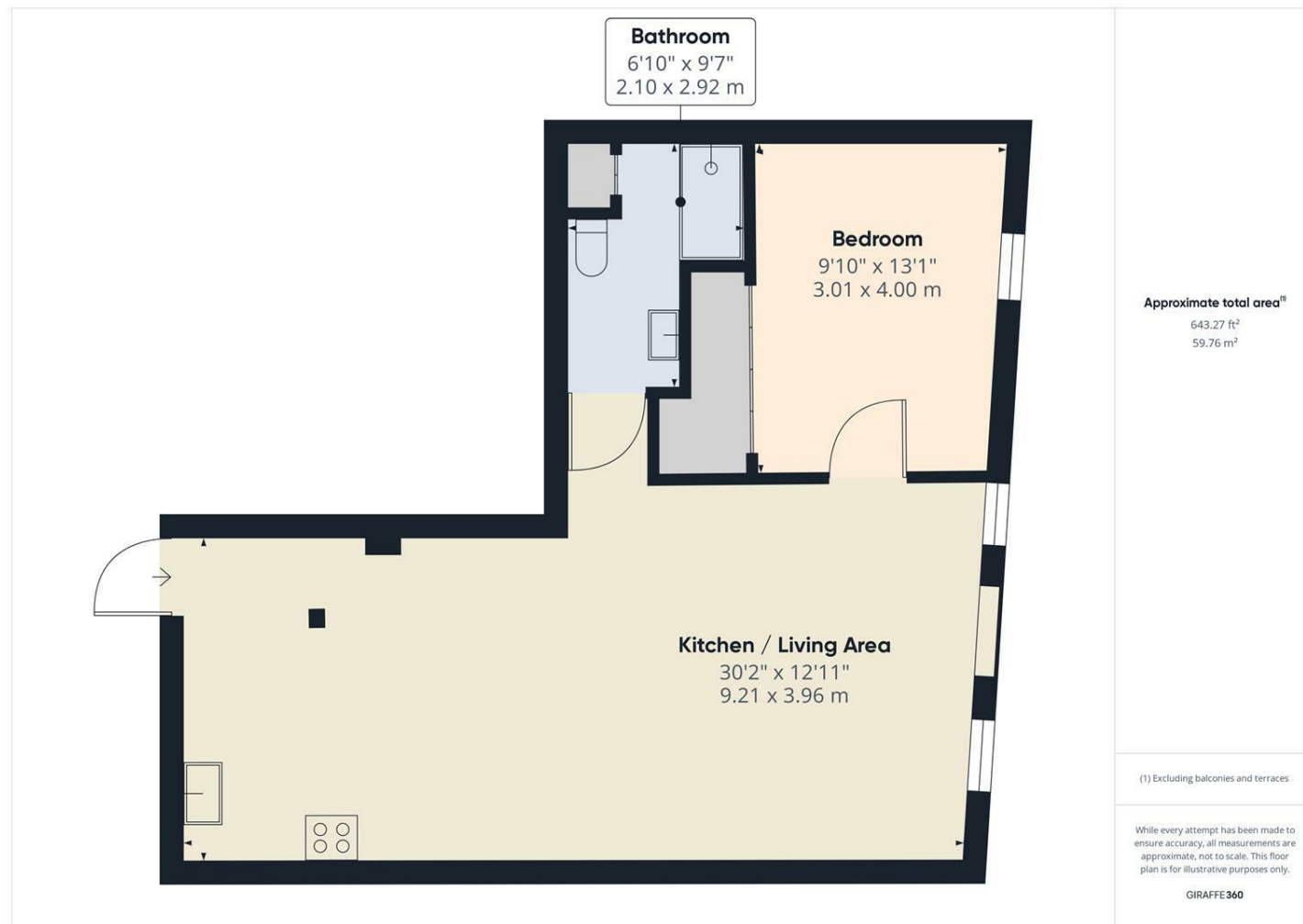
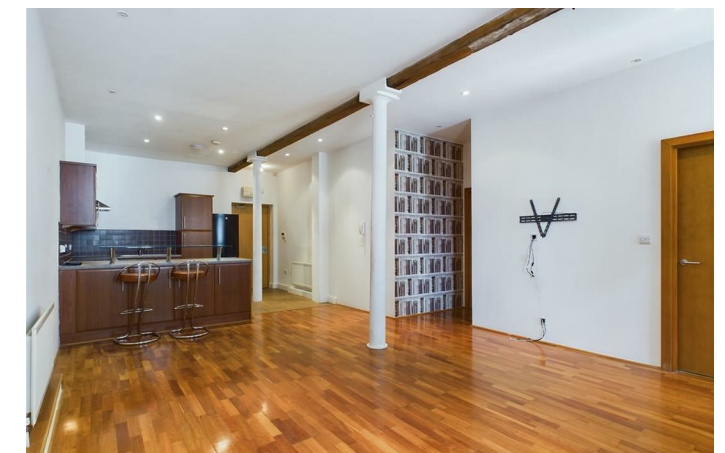
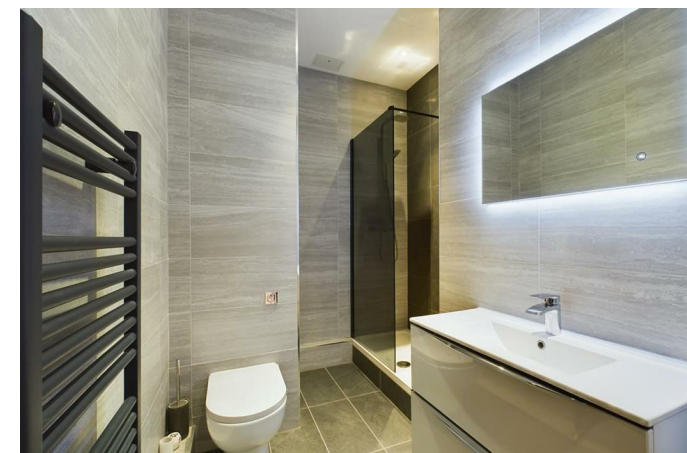




## Brewery Bond, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(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

WELL PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT SITUATED WITHIN THIS SOUGHT AFTER DEVELOPMENT IN BREWERY BOND ON THE RIVER FRONT - NO UPPER CHAIN

Brannen & Partners are delighted to offer to the market this stylish one bedroom ground floor apartment situated within this gated development in North Shields. Boasting open plan living, modern interiors and a secure designated parking space.

Briefly comprising: Secure communal entrance to a private entrance into the main living area. This is a great space boasting high ceilings and exposed brick feature wall. The kitchen area has fitted wall and base units which include integrated appliances such as an electric hob, oven and extractor fan. The double bedroom benefits from a large wardrobe and the modern shower room comprises a walk in shower, hand basin housed within a fitted vanity unit, W.C. and heated towel rail. Externally there is a designated parking space situated within a gated forecourt.

Conveniently situated on North Shields Fish Quay the property is conveniently situated within a 10 minute walk to North Shields Metro station and shops. The ferry terminal to South Shields is a stone's throw from this apartment as well as the pleasant seating area at the new Smith's Dock development overlooking the River Tyne. The Fish Quay offers an extensive array of restaurants bars and cafes, Tynemouth Village is also within walking distance.

### Secure Communal Entrance

### Private Entrance

### Lounge/Kitchen/Diner

30'2" x 10'8"

### Bedroom

13'1" x 9'10"

### Bathroom

9'6" x 6'10"

### Externally

There is a designated parking space situated within a gated forecourt.

