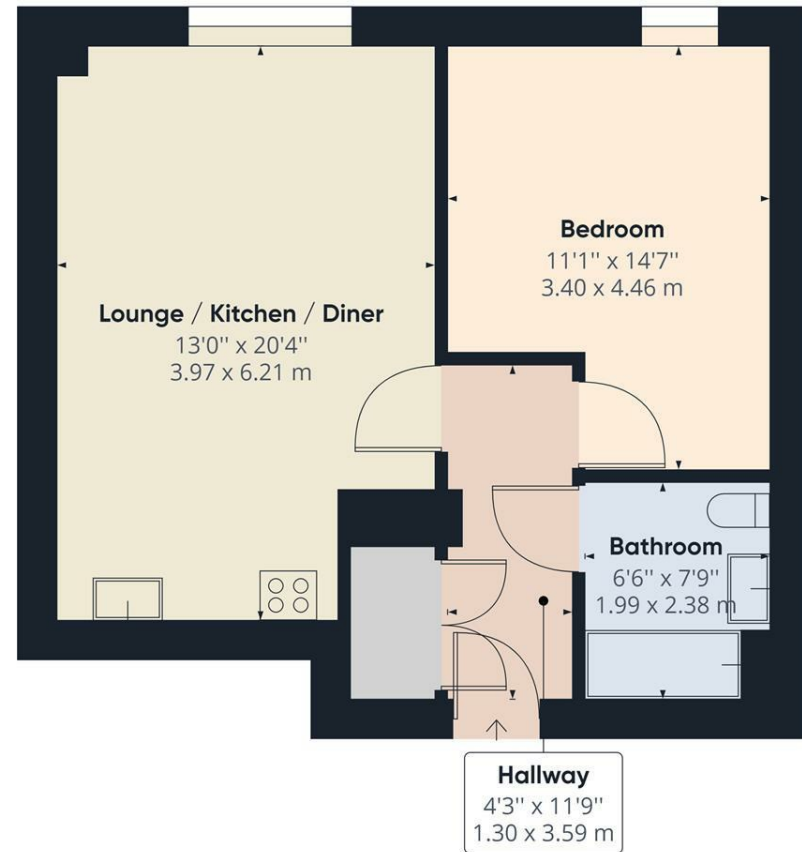




Smokehouse Two, North Shields



Approximate total area⁽¹⁾
514.82 ft²
47.83 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		85	85
(81-91) B			
(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 £145,000

Description

CONTEMPORARY ONE BEDROOM APARTMENT SITUATED WITHIN THIS STYLISH DEVELOPMENT ON SMITH'S DOCK NORTH SHIELDS

An excellent opportunity to acquire this stylish one bedroom apartment on the sixth floor situated within the exclusive block of apartments in Smoke House Two. The property offers accommodation with stylish features and side views of the river, situated at the end of North Shields Quayside with the added benefit of an exclusive restaurant on the ground floor.

Briefly comprising: Secure communal entrance with intercom, lift and stairs up to the sixth floor. The private entrance hallway has a large storage cupboard which is plumbed for a washing machine and houses an air ventilation system. The open plan lounge/kitchen/diner is stylishly designed with a contemporary fitted kitchen which includes integral appliances such as an electric hob, oven, extractor fan, fridge/freezer and dishwasher. The lounge area has a full height window which offers stunning views of the River Tyne and allows plenty of light to flood the room. There is a double bedroom which also has wonderful views of the river, a modern bathroom consists of a bath with shower over, heated towel rail and a fitted vanity unit which houses a hand basin and W.C.

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 Hallway

Lounge/Kitchen/Diner

20'4" x 13'0"

Bedroom

14'7" x 11'1"

Bathroom

7'9" x 6'6"

Externally

Externally there is a designated parking bay as well as a cycle storage area.

