



Waterfront Apartments, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	83
(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 £240,000

Description

MODERN TWO BEDROOM FIRST FLOOR
APARTMENT SITUATED ON THE FISH QUAY WITH A
BALCONY OFFERING WONDERFUL RIVER VIEWS

Brannen & Partners are delighted to bring to the sales market this stylish, contemporary two bedroom apartment conveniently located on the popular North Shields Fish Quay. Boasting modern interiors, private balcony with open views of the River Tyne and a secure parking bay within a communal garage.

Briefly comprising: Secure communal entrance to a private hallway leading to all rooms. The open plan lounge/kitchen/diner has two windows overlooking the front of the property and a door giving access out to the private balcony. Modern fitted units include integrated appliances such as an induction hob, electric oven, extractor fan and fridge/freezer. There are two double bedrooms, one of which benefits from French doors opening out to the balcony. The bathroom comprises a bath, shower over, vanity unit housing a hand basin, W.C. and heated towel rail.

Externally there is a private balcony offering wonderful river views to the front, there is a parking bay within a secure garage on the ground floor serviced by a lift to the first floor.

Situated on the Fish Quay in North Shields offering an extensive array of restaurants, bars and cafe's. Only a short walk to the centre of North Shields for local shops, amenities and the Metro station. Tynemouth Village is also within walking distance and has a great choice of shops, restaurants, award winning Long Sands Beach and is host to a weekend market.

Secure Communal Entrance

Private Hallway

Lounge/Kitchen Diner

23'4" x 12'3"

Bedroom

12'8" x 9'5"

Bedroom

12'5" x 9'6"

Balcony

Bathroom

8'1" x 5'5"

Tenure

Leasehold

