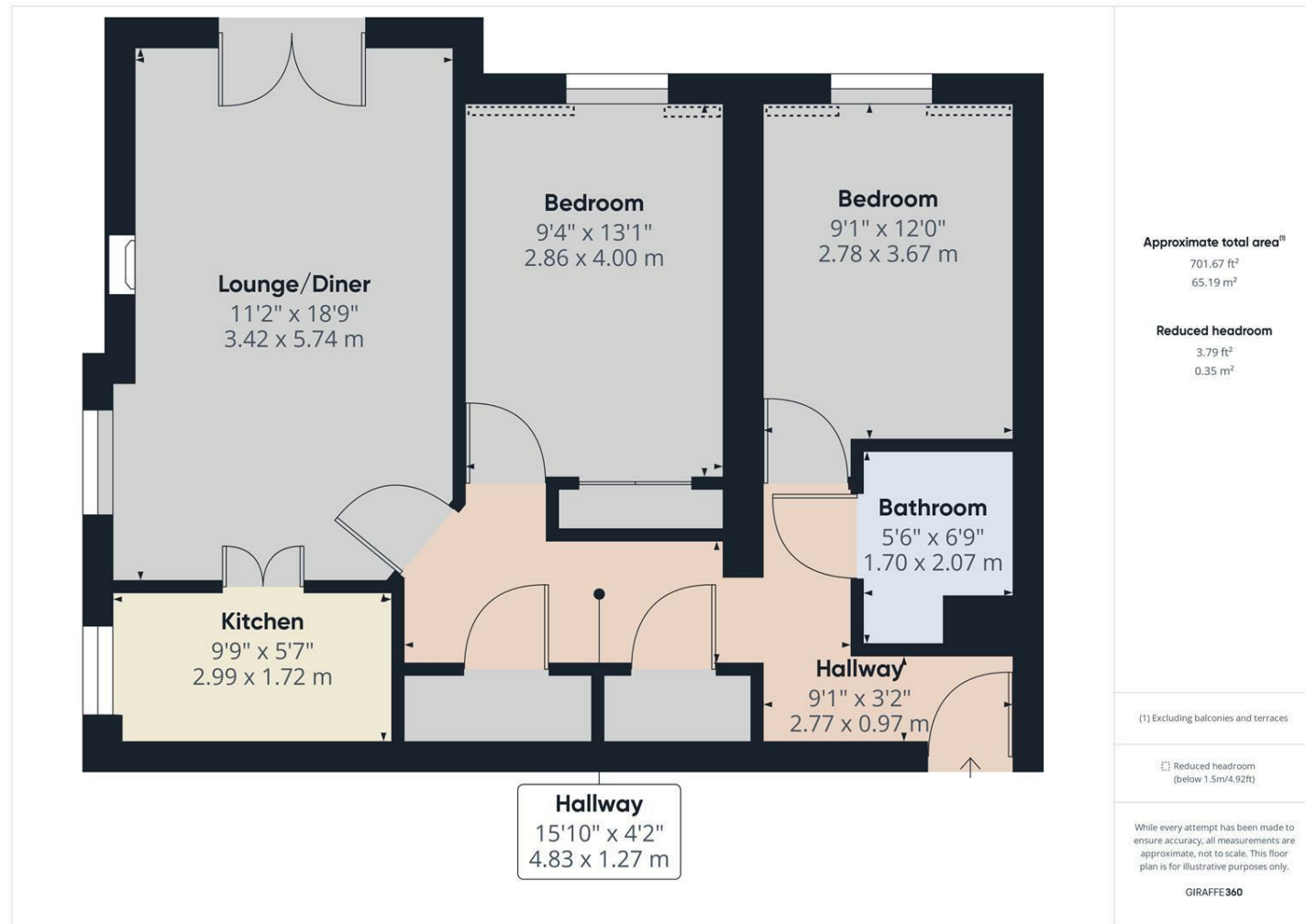




# Grangeside Court, Preston Grange



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	80
(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 £125,000

## Description

TWO BEDROOM SECOND FLOOR APARTMENT SITUATED WITHIN THIS RETIREMENT DEVELOPMENT IN PRESTON GRANGE - NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market this spacious two bedroom apartment which benefits from bright and airy accommodation, sociable communal lounge, laundry room, development manager assistance and beautifully maintained communal gardens.

Briefly comprising: Secure communal entrance with stairs and lift to the second floor. The private hallway leads to all rooms and benefits from two storage cupboards. The bright and airy lounge/diner boasts a dual aspect with double doors to a Juliette balcony, doors from the lounge area lead to the kitchen which has fitted wall and base units including an integrated electric hob, oven and extractor fan. There are two double bedrooms, one of which has built in mirrored wardrobes. The bathroom comprises a bath, shower over, hand basin and W.C.

Externally the property benefits from beautifully maintained communal gardens which have numerous areas for seating. There is residents parking onsite.

Conveniently located in Preston Grange, North Shields which is a sought after residential area and has great road and bus routes to Newcastle city centre and surrounding towns. Morrisons supermarket is only a short walk away. North Shields has a good array of local amenities and local shops, a short car ride you can make the most of the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants and cafes.

## Secure Communal Entrance

### Private Hallway

### Lounge/Diner

18'9" x 11'2"

### Kitchen

9'9" x 5'7"

### Bedroom

12'0" x 9'1"

### Bedroom

13'1" x 9'4"

### Bathroom

6'9" x 5'6"

### Externally

Externally the property benefits from beautifully maintained communal gardens which have numerous areas for seating. There is residents parking onsite.

### Tenure

Leasehold

