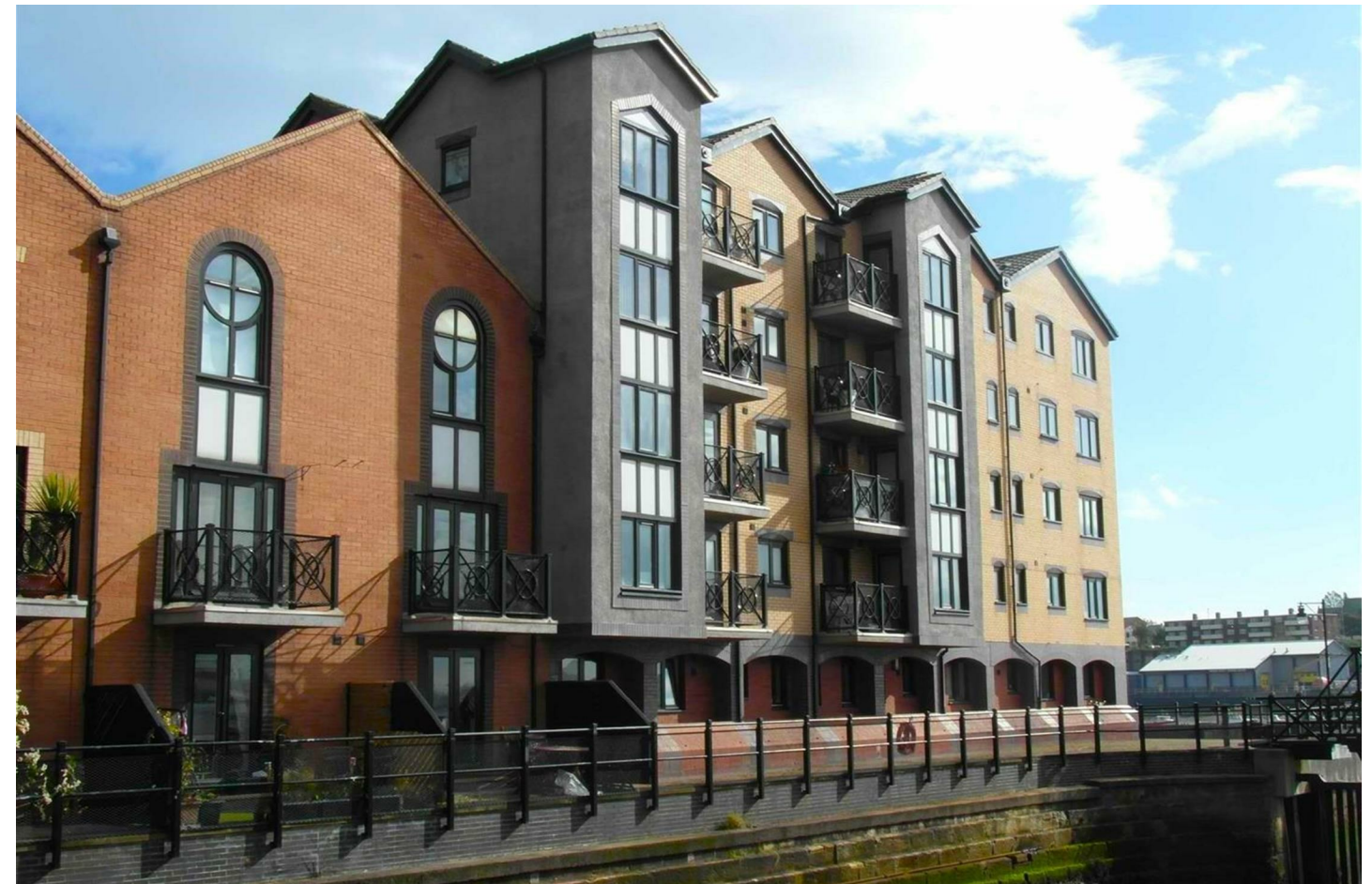




Dolphin Quay, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	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.

Price Guide £375,000

Description

RARE TO THE MARKET FOUR BEDROOM PENTHOUSE APARTMENT WITH TWO BALCONIES OVERLOOKING THE RIVER TYNE IN NORTH SHIELDS - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this four bedroom, two bathroom and one shower room penthouse style apartment, with two balconies from which to enjoy the river views. A must see for anyone looking to buy a bolt hole or main residence by the river. Internally there is a lounge with balcony, kitchen, four bedrooms (three of which have en-suite access to two bathrooms, and master with balcony) and a separate shower room. Completing this ideal home, the property benefits from a garage, residents parking and internal lift.

Briefly comprising: Secure communal entrance with a lift and stairs to all floors. Once upon the fourth floor, the private reception hallway leads to all rooms and benefits from an integral storage cupboard. Initially to the left, the lounge/diner is vastly spacious, with windows to the front overlooking the river and door giving access out to the private balcony. With ample space to accommodate a multitude of layouts, the space is finished with a pitched skylight. Moving into the kitchen, fitted with various wall and base units, includes an electric hob, oven, extractor and sink, as well as designated space for appliances. Onto the main bathroom, the functional space benefits from a walk in shower, WC and vanity wash basin with storage beneath. Progressing into the primary bedroom, another expansive space, equipped with fitted wardrobes, pitched skylight and windows overlooking the river, complete with access to both another private balcony and en suite bathroom. Thoughtfully configured, the en suite benefits from an integral bath with shower overhead, WC and vanity wash basin with storage surround. In addition to the principal bedroom, there are two further bedrooms that connect via a 'jack and jill' style en suite bathroom, as well as a final bedroom currently being utilised as a home office.

Externally, there are two private balconies offering wonderful uninterrupted views over the river, as well as a designated parking bay and private garage within the secure development grounds.

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.

Communal Entrance

Hallway
10'10" x 7'8"

Lounge Diner
18'9" x 18'4"

Kitchen
6'10" x 14'11"

Bathroom
7'6" x 5'5"

Bedroom One
12'10" x 22'11"

En Suite
7'7" x 6'7"

Bedroom Two
10'4" x 11'6"

En Suite
5'7" x 7'3"

Bedroom Three
12'4" x 8'1"

Bedroom Four
8'1" x 9'2"

Tenure
Leasehold - Share of Freehold - 167 years remaining

