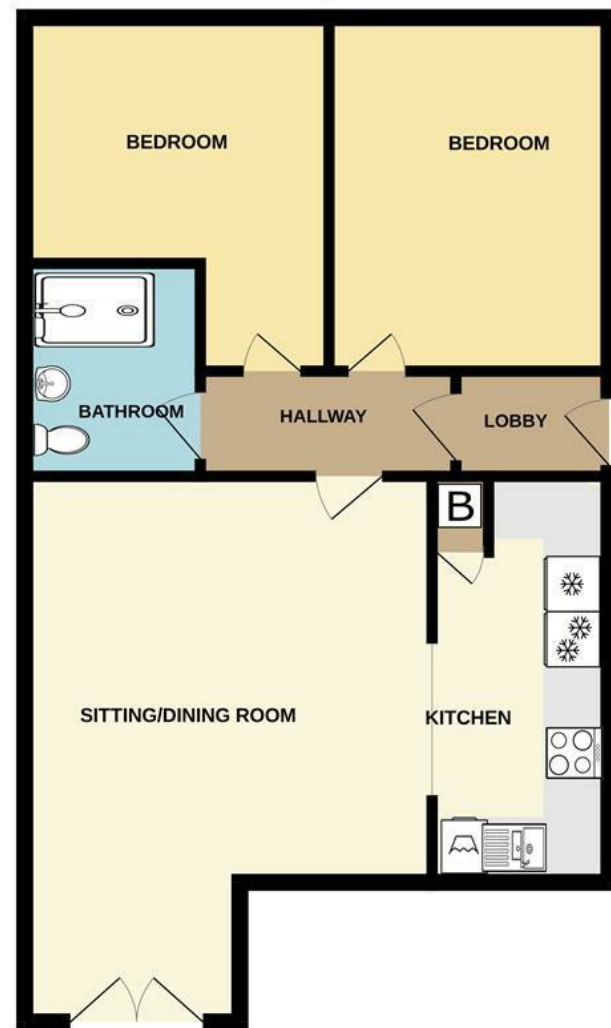




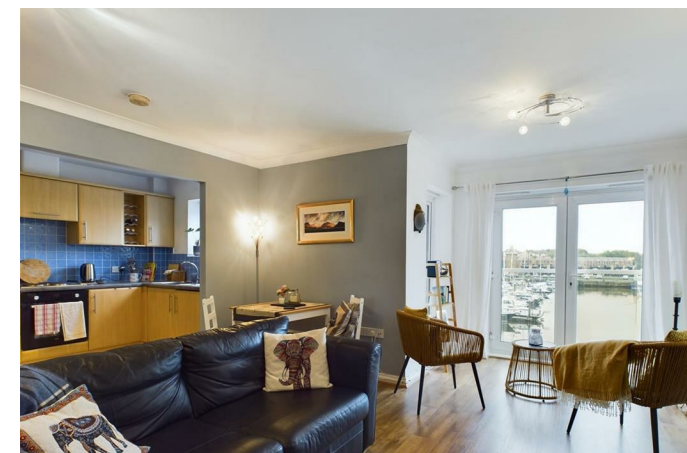
# Commissioners Wharf, North Shields

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	82
(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

FANTASTIC TWO BEDROOM SECOND FLOOR APARTMENT WITH MARINA AND RIVER VIEWS IN NORTH SHIELDS

Brannen & Partners welcome to the sales market this attractive two bedroom second floor apartment with wonderful marina and river views. Benefitting from open plan living, Juliette balcony and allocated secure parking space.

Briefly comprising: Secure communal entrance with stairs and lift to the first floor. Private entrance vestibule into the hallway which leads to all rooms. The open plan lounge/diner is a great space with double doors opening to a Juliet balcony offering wonderful uninterrupted marina and river views. An opening leads to a fitted kitchen which includes an electric hob, oven, extractor fan and washing machine. There are two good size double bedrooms. The bathroom consists of a walk in shower, vanity unit with hand basin, W.C. and heated towel rail.

Externally there is a designated secure parking space in the gated underground car park. The building is also accessible via ramp.

North Shields offers a wide range of amenities with the popular Royal Quays Outlet located nearby along with the attractively developed picturesque marina. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre, as well as the regenerated North Shields fish quay which offers a great selection of restaurants, cafes and wine bars.

**Entrance**  
4'3" x 5'8"

**Hallway**  
8'6" x 3'11"

**Kitchen Area**  
14'5" x 6'6"

**Lounge Area**  
15'1" x 19'4"

**Bathroom**  
6'4" x 7'6"

**Bedroom One**  
10'2" x 12'5"

**Bedroom Two**  
15'5" x 10'9"

**Externally**  
Allocate secure parking

**Tenure**  
Leasehold

