



Smokehouse Two

North Shields

Offering a fantastic lifestyle on our vibrant Quay, with beautiful walks, bars, restaurants and history right on your doorstep. The local ferry, bus routes, Metro and major transport links are also close by making this a highly commutable and central location. With the advantage of no onward chain this stylish, architect designed build also boasts a lift so you can enjoy all the advantages of a first-floor location and views, with the ease of no stairs, should you prefer! Elegant and tastefully presented throughout with floor to ceiling windows showcasing the wonderful views of the river and towards the sea. There is a secured entry system up to the first floor, the apartment hallway is spacious with large cloaks/storage cupboard, open plan lounge/dining kitchen perfect for entertaining, with gorgeous fitted units, peninsula/breakfasting bar and magnificent views. Large double bedroom, again, with stunning views, fully fitted wardrobes and dressing table/desk, making working from home so appealing with views directly from your workspace. Luxurious bathroom with shower, air circulation system, electric heating system.

£135,000

ROOK
MATTHEWS
SAYER

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Secure Fob Entry System to:

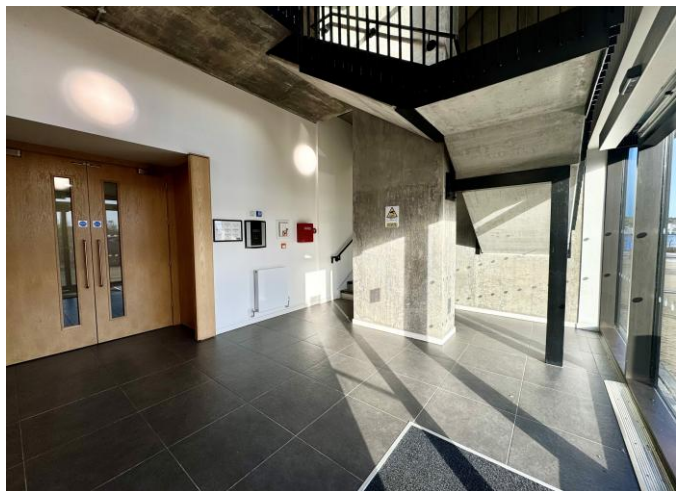
COMMUNAL HALLWAY: fabulous, communal entry system with staircase and lift up to all floors, mailboxes

ENTRANCE DOOR TO:



ENTRANCE HALLWAY: wood effect flooring, large storage cloaks/cupboard with services, door to:

LOUNGE/DINING KITCHEN: 20'4 x 13'7, (4.15m x 4.15m), stunning, open plan lounge and dining kitchen, with floor to ceiling window enjoying panoramic views, stylish and contemporary fitted kitchen, incorporating a range of base, wall and drawer units, contrasting worktops, central peninsula/breakfasting bar, integrated electric oven, hob, cooker hood, dishwasher, fridge/freezer, additional freezer, single drainer sink unit with mixer taps, wood effect flooring, feature exposed ceiling pipes, spotlights to ceiling



BEDROOM ONE: (front): 14'7 x 11'2, (4.45m x 3.40m), with stunning views from the floor to ceiling window, fully fitted elegant wardrobes, offering ample hanging and storage space, co-ordinating, fitted workspace and desk/dressing table

BATHROOM: luxurious bathroom, comprising of, bath with mixer taps, chrome shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, tiled floor, fully tiled wall, spotlights to ceiling, mirrored wall, shaver point



EXTERNALLY: parking available by permit at a reduced rate, £50 per year, in the public car park

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/ Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Permit/ Disabled Bays Available

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

This property has accessibility adaptations:

Suitable for Wheelchair Users

Level Access

Wide Doorways

Lift Access

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 250 years from 7 January 2019
(240 years remaining)

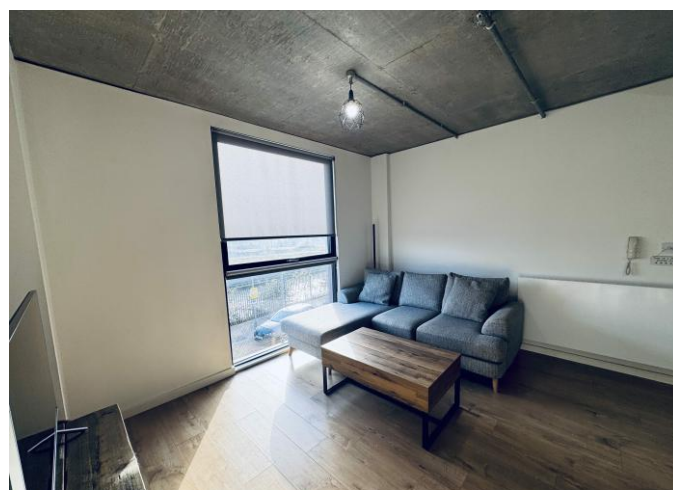
Ground Rent: £125 per annum

Service Charge: £791.23 per annum payable to Residential Management Group

COUNCIL TAX BAND: B

EPC RATING: B

WB2694 AI.DB. 02.10.2024 V.2





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

