



Dolphin Quays | North Shields | NE29 6HJ

**£275,000**

With unrivalled views and stunning sunrises, if it's an apartment with front river views that you're looking for then you are going to fall in love with this gorgeous, rarely available, second floor apartment! With vibrant restaurants and bars, wonderful walks, amenities, Metro and bus routes on your doorstep an enviable lifestyle awaits whoever is fortunate enough to secure this gorgeous property. Positioned in a well-cared for block with a lift this Dolphin Quay apartment has fantastic space, light and versatility and is beautifully presented throughout. Secure entry system and entrance, communal hallways, a stunning, larger hallway with ample storage. Fabulous lounge/dining room with stunning views, French doors and Juliette balcony. Stylish and contemporary re-fitted kitchen with integrated appliances, three double bedrooms, the principle with gorgeous en-suite shower room, luxurious, fully tiled bathroom. There is also a fantastic, secured, private walkway where residents of this block may sit and enjoy the breathtaking views and sunshine, allocated parking bay with secure fobbed entry gates

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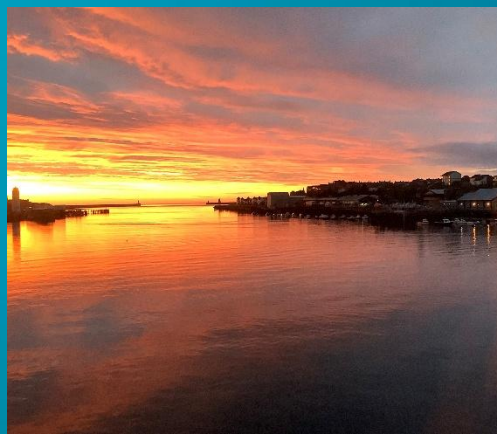
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For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

##### SECURE ENTRY SYSTEM AND DOOR TO:

**COMMUNAL HALLWAY:** A well looked after and tidy communal hallway with stairs and lift up to the second floor, second floor communal hallway, door to:

**ENTRANCE HALLWAY:** A wonderfully spacious hallway, tastefully presented with cloaks cupboard, storage cupboard housing water tank, laminate flooring

**LOUNGE/DINING ROOM:** (rear): 17'4 x 12'4, (5.28m x 3.76m), stunning, beautifully presented lounge and dining room with fabulous views along the river, double glazed French doors with Juliette balcony, electric radiator, cornice to ceiling

**KITCHEN:** (front): 9'9 x 6'8, (2.97m x 2.03m), a fabulous, contemporary and stylish kitchen, recently re-fitted by the current owners. Showcasing a range of base, wall and drawer units, granite worktops, integrated electric oven, hob, cooker hood, fridge/freezer, washer/dryer and microwave, brick effect tiling, sink unit with mixer taps, double glazed window, gorgeous flooring

**BEDROOM ONE:** (front): 12'1 x 8'9, (3.68m x 2.67m), double glazed window, electric radiator, door to

**EN-SUITE SHOWER ROOM:** Stunning en-suite, comprising of, shower cubicle, electric shower, vanity sink unit with mixer taps, low level w.c with recessed flush, fully tiled walls, paneled ceiling, double glazed window, tiled floor with under-floor heating

**BEDROOM TWO:** (rear): 19'0 x 8'7, (5.79m x 2.67m), with stunning, panoramic views, freestanding wardrobes, (negotiable), cornice to ceiling, double glazed window

**BEDROOM THREE:** (rear): 8'8 x 7'9, (2.64m x 2.36m), double glazed window, laminate flooring

**FAMILY BATHROOM:** 6'8 x 5'5, (2.03m x 1.65m), Re-fitted luxurious bathroom suite, comprising of, bath with mixer taps and shower off, vanity sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls, electric towel radiator, extractor fan, contemporary flooring

**EXTERNALLY:** Panoramic, unrivalled views sweeping up and down the gorgeous river. Enjoying the use of a private, gated walkway for this particular block, with full front views of the river. Allocated parking bay, secure, gated access with fob, secure entry system and hallways

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Electric

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### 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: 199 years from 01/03/1992

Ground Rent: £49 per annum payable to Brannen & Partners

Service Charge: £247 per Month payable to Brannen & Partners

#### COUNCIL TAX BAND: D

#### EPC RATING: TBC

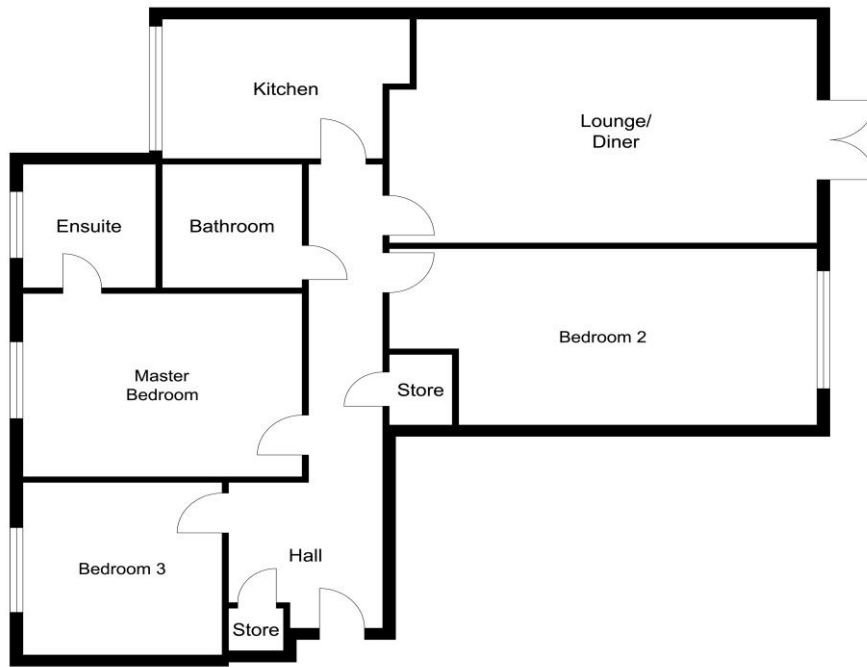
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Second Floor

## 111 Dolphin Quays

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Version 1



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**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.



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