



11 Brandling Court, North Shields, NE29 6WT
Offers Over £120,000

Hive Estates presents to the market a two bedroom top floor apartment within the Brandling Court development, perfectly positioned by the Royal Quays Marina. Offering two private balconies, allocated parking, and well presented interiors, this property makes an ideal first home or investment opportunity.

The spacious living room is filled with natural light thanks to French doors opening onto a private balcony combining indoor outdoor living. The neutral decor and wood effect laminate flooring create a warm and inviting atmosphere ideal for modern living with open plan to the kitchen combines both style and practicality, featuring wood effect shaker cabinets, grey laminate worktops, and complementary tile effect flooring. It comes fully equipped with an integrated oven, hob, fridge, freezer, and washing machine, ensuring convenience from the moment you move in.

The master bedroom is a calm space, also benefitting from balcony access via French doors that allow light to pour in throughout the day. It features neutral carpeting, a private en-suite shower room with a walk in shower, towel radiator, WC, and basin, all finished with white tiling with a stylish feature border. The second bedroom is equally versatile perfect as a guest room, home office, or dressing room and finished with neutral decor to suit any style. The main bathroom offers a bath with shower over, basin, and WC, with tiling and a feature border, creating a modern finish.

Externally, residents benefit from allocated parking, secure bike storage, and proximity to the Marina and Royal Quays shopping centre, both just a short walk away. With excellent transport links providing easy access to Newcastle city centre and the surrounding areas, this location combines coastal tranquillity with city convenience.

Lounge/Diner 16'4" x 14'7" (5.00 x 4.45)

Kitchen 9'10" x 6'6" (3.00 x 2.00)

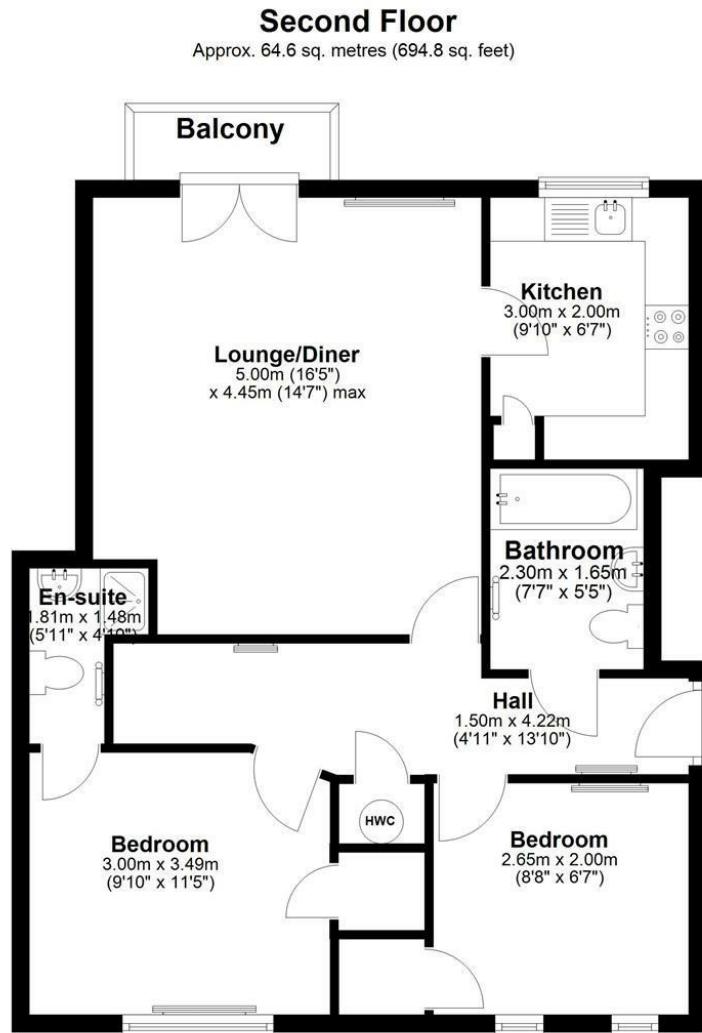
Bedroom 1 9'10" x 11'5" (3.00 x 3.49)

En-Suite 5'11" x 4'10" (1.81 x 1.48)

Bedroom 2 8'8" x 6'6" (2.65 x 2.00)

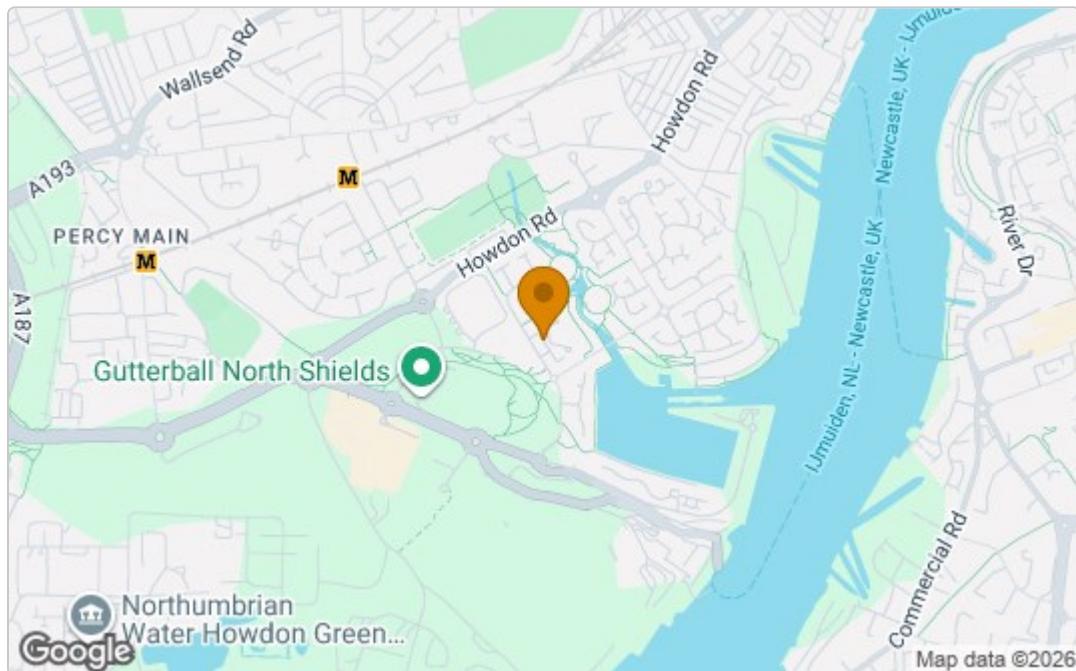
Bathroom 7'6" x 5'4" (2.30 x 1.65)

Floor Plan

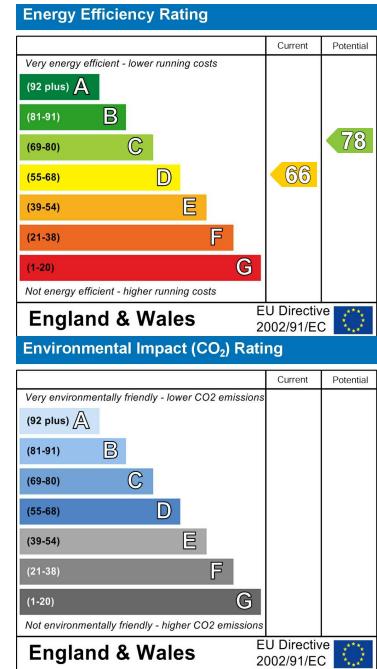


Total area: approx. 64.6 sq. metres (694.8 sq. feet)

Area Map



Energy Efficiency Graph



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