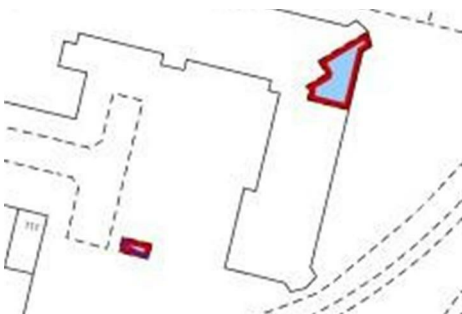




84 Commissioners Wharf , North Shields, NE29 6DP

** GUIDE PRICE £115,000 TO £125,000 ** CHAIN FREE ** TWO BEDROOM APARTMENT **

** LOVELY RIVER VIEWS ** OPEN PLAN LIVING ROOM & KITCHEN ** RECENTLY PAINTED **

** COUNCIL TAX BAND B ** ALLOCATED PARKING BAY ** ENERGY RATING B **

** SECURE ENTRANCE WITH LIFT ACCESS TO ALL FLOORS ** 125 YEAR LEASE FROM 01.01.2003 **

** NORTH SHIELDS FERRY TERMINAL 1.3 MILES AND NORTH SHIELDS FISH QUAY 2.1 MILES **

Guide Price £115,000



- Guide Price £115,000 to £125,000
- Chain Free
- Ideal First Buy
- Lift Access
- Council Tax Band B
- Energy Rating B
- Lovely River Views
- Allocated Parking Bay
- Leasehold 125 Years from 01.01.2003

Communal Entrance

Communal entrance door opening into the communal hallway. There is the option of a lift service or staircase to the third floor landing.

Entrance and Hallway

Timber entrance door opening into the hallway. The hall provides access into all rooms. Two cupboards, wall mounted heater.

Open Plan Lounge

18'11" x 14'0" (5.77 x 4.27)

The lounge and the kitchen are open plan. This room is nicely situated with wonderful views of the River Tyne, Ferry Landing and the Yachting Marina. Two Wall mounted heaters, double glazed window to the side and Juliette balcony.

Kitchen

11'10" x 7'6" (3.61 x 2.29)

The kitchen is fitted with a range of wall and base units with work surfaces and splash back tiling to walls. Sink unit with tap and drainer board, built in hob, oven, extractor hood, wood effect laminate flooring.

Bedroom One

11'11" x 9'9" (3.63 x 2.97)

Double glazed window with views of the River Tyne, wall mounted heater.

Bedroom Two

9'10" x 9'9" (3.00 x 2.97)
Double glazed window, wall mounted heater.

Bathroom

9'6" x 4'0" (2.90 x 1.22)

Bath with shower over, WC, wash hand basin, tiling to walls, wall mounted heater.

External

There is a designated parking bay to the front of the building. The images

of the views which are being used

for marketing, have been taken from outside the block rather than inside the apartment itself. However, there are pleasant views of both the Yachting Marina and River Tyne visible from the lounge and the bedroom one.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe

this information is correct, for further

information please visit

<https://checker.ofcom.org.uk>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be

differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home

O2-Good outdoor

Three- Good outdoor, variable in-home

Vodafone - Good outdoor, variable in-home

We recommend potential purchasers contact the relevant

suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.

CONSTRUCTION:

Traditional

This information must be confirmed via your surveyor and legal representative.

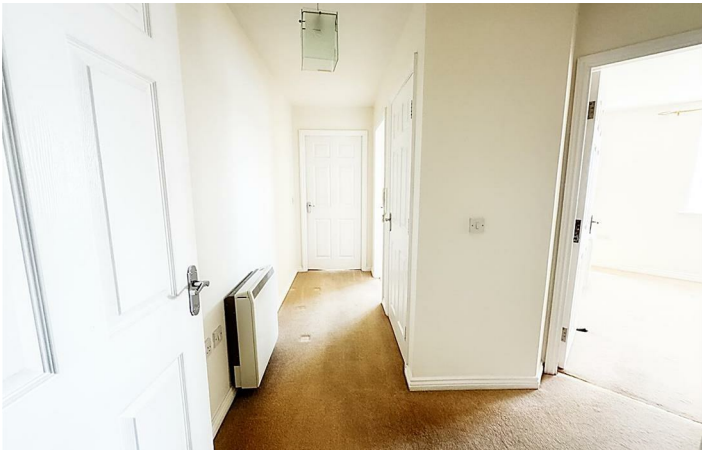
Leasehold

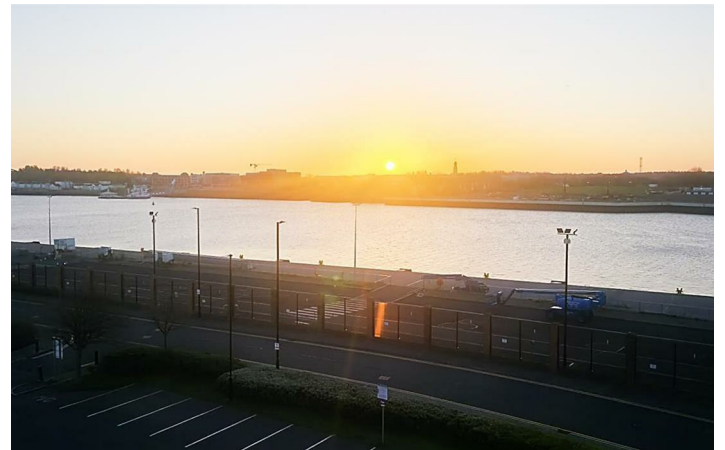
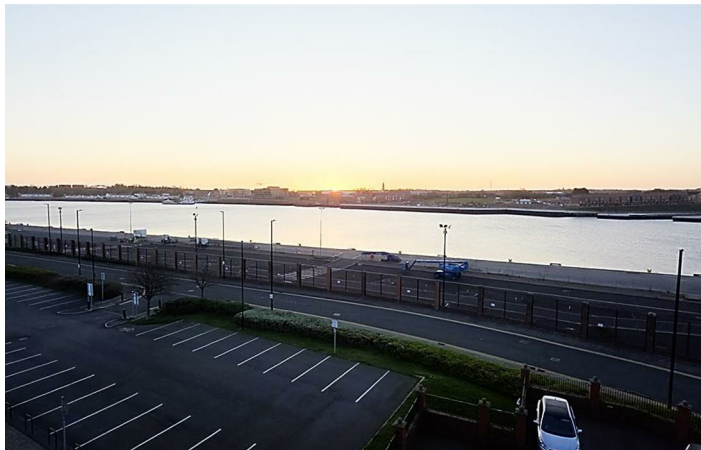
125 years (less 3 days) from 1

January 2003. Ground rent is £100

per year. There is also a service charge which includes buildings insurance this is £1874 per year.

these must also be confirmed via your conveyancer.







Floor Plan

Ground Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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