



Brewery Bond | North Shields | NE29 6EQ

£129,950

Enjoying a superb position on the vibrant North Shields Quay, this apartment offers an enviable lifestyle with scenic riverside walks, popular bars, restaurants and historic charm all just moments from your door. Excellent transport links are also close at hand, including the ferry, Metro and regular bus routes, making the property ideal for commuters and those wanting easy access across the region. For those drawn to waterside living, the character and atmosphere of the Quay create a truly unique setting. Secure, communal entry system, set on the second floor with lift access. The open plan living and dining area offers a versatile space, with the dining area opening onto a Juliet balcony which is a perfect spot to enjoy views of the tranquil River Tyne. Modern fitted kitchen with integrated appliances, gorgeous family bathroom, double bedroom with fitted wardrobes, dressing area and walk in shower suite. The property also benefits from an allocated parking bay and no onward chain!

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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 HALLWAY: wood effect flooring, two pillar radiator, spotlights to ceiling, door to:

KITCHEN: 8'1 x 6'8 (2.4m x 1.8m), stylish and contemporary kitchen incorporating a range of base, wall and drawer units, coordinating worktops, integrated electric oven, hob, cooker hood, dishwasher, washing machine, single drainer sink unit with mixer taps, partially tiled walls, two pillar radiator, spotlights to ceiling

LOUNGE/DINING AREA: 24'3 x 32'6 (7.3m x 9.8m), stunning open plan lounge/dining area with feature beams to ceiling, Georgian style double glazed windows with shutter creating a beautiful focal point to the room, exposed brick wall, storage cupboard, two pillar radiator, wood effect flooring spotlights to ceiling, Juliette balcony with fabulous views to the River Tyne

FAMILY BATHROOM: 8'6 x 8'1 (2.4m x 2.4m), modern family bathroom with bath with mixer taps, vanity sink unit with mixer taps, low level w.c. with recessed flush, fully tiled wall, chrome ladder radiator, spotlights to ceiling

BEDROOM: 10'7 x 13'1 (3m x 3.9m), spacious double bedroom with fitted wardrobes, dressing area, walk in shower, two pillar radiator, spotlights to ceiling,

EXTERNALLY: externally there is an allocated parking bay

Agents Note: "Please note that a nonrefundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

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

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes, no pets allowed

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: 125 years from and including 18 January 2002 Remaining years 101
Ground Rent: £50.00 Per annum
Service Charge: £2,630 Per annum Payable to Kingston Property Services

COUNCIL TAX BAND: D

EPC RATING: C

WB3522.LI.DB.10/03/2026 V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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