



 **Jan Forster**

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Commissioners Wharf | North Shields | NE29 6DP  
Price £180,000



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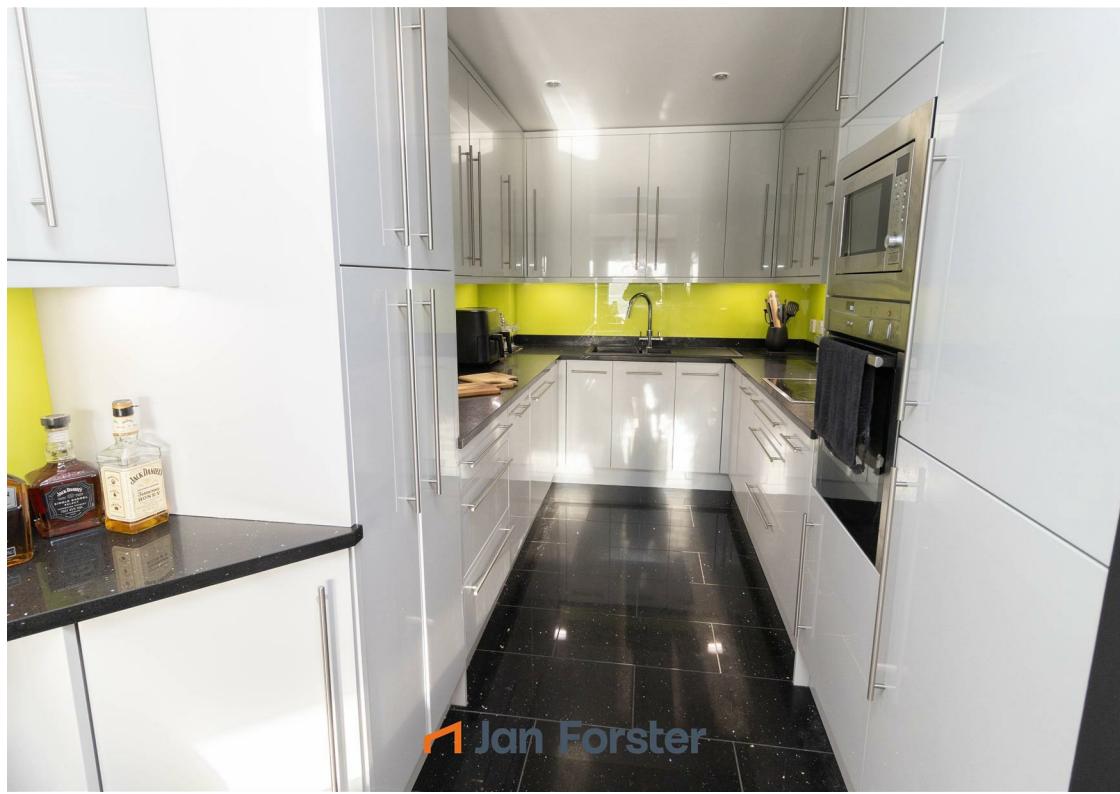


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- **Riverside Location**
- **Fourth Floor**
- **Juliet Balcony**
- **Excellent Amenities**
- **Viewing A Must**
- **Lovely Views**
- **Two Bedrooms**
- **Secure Parking**
- **Leasehold**
- **Call For More Information**





\*\* Video Tour on our YouTube Channel | <https://youtu.be/4nwO48lxnT8>  
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This beautifully presented fourth-floor apartment offers an excellent opportunity for a wide range of purchasers seeking stylish and comfortable living in a sought after location.

Entered via a secure communal entrance with lift access, the accommodation opens into a private hallway leading to a generously proportioned lounge/diner, enhanced by a Juliet balcony and providing seamless access to a modern fitted kitchen complete with wall and floor units. The property further comprises two good-sized double bedrooms and a contemporary three-piece shower room with WC. Additional benefits include double glazing, electric heating and secure underground parking with cctv.

Set within a picturesque Marina location, the apartment is pleasantly set back and ideally positioned to enjoy attractive views and easy access to the Marina dock. Nearby amenities include a range of shops at Royal Quays and an excellent selection of restaurants and leisure facilities at the vibrant Quayside. The development is highly sought after and predominantly owner-occupied, offering a genuine residential atmosphere.

The location is particularly well regarded for its convenience, with excellent transport links providing swift access to Newcastle City Centre and other major Tyneside hubs. The A1058 Coast Road is within easy reach, as are the region's award-winning blue flag beaches.

Early viewing is strongly recommended to fully appreciate the quality and setting of this property. For further information or to arrange a viewing, please contact our team on 0191 236 2070.

#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: B



## Fourth Floor



### The difference between house and home

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Lounge Dining Room 17'11" x 15'8" (5.48 x 4.79)

Kitchen 11'10" x 7'6" (3.62 x 2.29)

Bedroom One 11'9" x 9'10" (3.59 x 3.00)

Bedroom Two 9'10" x 9'10" (3.00 x 3.02)

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Contact Us: 0191 236 2070



[www.janforsterestates.com](http://www.janforsterestates.com)

