



Swan Quay | North Shields | NE29 6HU

£525,000

There are very few homes that offer this level of architectural design combined with such an exceptional waterfront setting. Arranged over four beautifully presented floors plus a mezzanine level, this striking contemporary residence enjoys uninterrupted views across the River Tyne and towards the mouth of the Tyne from almost every principal room, with expansive glazing, bespoke finishes and a layout designed to make the very most of its unique position. The accommodation is both generous and versatile. The heart of the home is an outstanding open-plan kitchen accompanied by dining space where full-height glazing frames the waterfront outlook. The bespoke kitchen is finished with quality cabinetry, extensive work surfaces, integrated appliances and a central breakfast peninsula, flowing effortlessly into the dining area where floor-to-ceiling windows create an impressive backdrop. The principal reception room occupies the upper level, creating a spectacular living space with vaulted ceilings, bespoke fitted cabinetry and full-width bi-folding doors opening onto a glazed Juliet balcony overlooking the Tyne. It is an exceptional room, flooded with natural light and designed to bring the outside in, making it equally suited to everyday living and entertaining. The principal bedroom is a superb retreat, enjoying stunning water views through full-height plantation-shuttered glazing, extensive mirrored fitted wardrobes and a stylish en-suite shower room. Three further double bedrooms are all generously proportioned, offering flexible accommodation for family, guests or a home office, whilst the contemporary family bathroom is beautifully appointed. A separate utility room provides additional practicality. Throughout the property, the quality of finish is immediately apparent, with tasteful décor creating a home that is both elegant and timeless. Outside, the waterfront setting is simply outstanding. There are numerous spaces that create the perfect place to enjoy a morning coffee, enjoy the sun or simply watch the boats pass by. The property also benefits from allocated parking and enjoys an enviable position within one of the area's most exclusive waterfront developments. This is a genuinely individual home where exceptional design, generous accommodation and an unrivalled waterside setting combine to create something truly special.

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ENTRANCE HALL: Staircase to the upper floors, dumb waiter lift serving the kitchen level, cloaks cupboard.

FIRST FLOOR LANDING: Stairway to second floor, intercom, door to:

BEDROOM THREE: 14'1" x 15'8" (4.29m x 4.78m) Plus wardrobe area. Full-height double glazed waterfront windows with plantation shutters, mirrored fitted wardrobes.

BEDROOM FOUR: 10'7" x 8'10" (3.23m x 2.69m) Double glazed windows with plantation shutters.

BATHROOM: 11'8" x 6'4" (3.56m x 1.93m) Walk in shower with rainfall shower, bath with shower head, vanity wash hand basin, concealed cistern W.C, heated towel rail, tiled walls and flooring, extractor fan.

UTILITY ROOM: 5'5" x 5'7" (1.65m x 1.70m) Fitted wall and base units, work surfaces, sink with mixer tap, plumbing for washing machine, space for tumble dryer, extractor fan.

EXTERNAL: Covered parking beneath the property with access to a useful and secure external storage room.

ADDITIONAL FEATURES: A sprinkler system throughout the property. Heating is provided by underfloor heating throughout the property.

SECOND FLOOR LANDING: Stairway to third floor, door to:

BEDROOM 1: 15'8" x 13'10" (4.78m x 4.22m) Full-height double glazed waterfront windows with plantation shutters, mirrored fitted wardrobes, door to:

EN-SUITE: 6'4" x 5'0" (1.93m x 1.52m) Walk-in shower enclosure with rainfall shower, vanity wash hand basin, concealed cistern W.C, heated towel rail, tiled walls and flooring.

BEDROOM TWO: 12'0" x 15'8" (3.66m x 4.78m) Double glazed windows with plantation shutters, mirrored fitted wardrobes.

KITCHEN: 20'10" x 12'4" (6.35m x 3.76m) Beautifully fitted with an extensive range of contemporary wall and base units incorporating quartz work surfaces and breakfast peninsula, integrated oven, hob with cooker hood, integrated fridge/freezer, integrated dishwasher, inset sink with mixer tap, open aspect to the dining area.

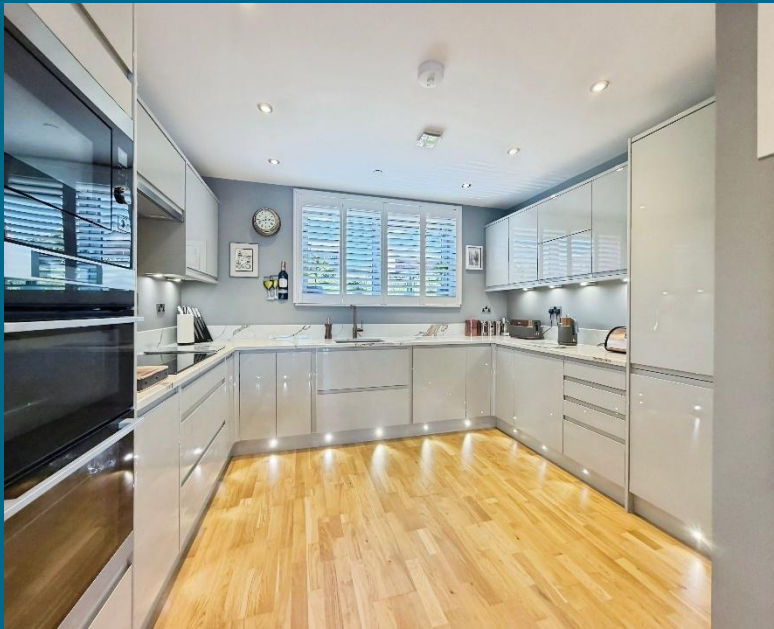
DINING ROOM: 15'8" x 11'11" (4.78m x 3.63m) Spectacular floor-to-ceiling waterfront glazing with plantation shutters, staircase rising to the living room.

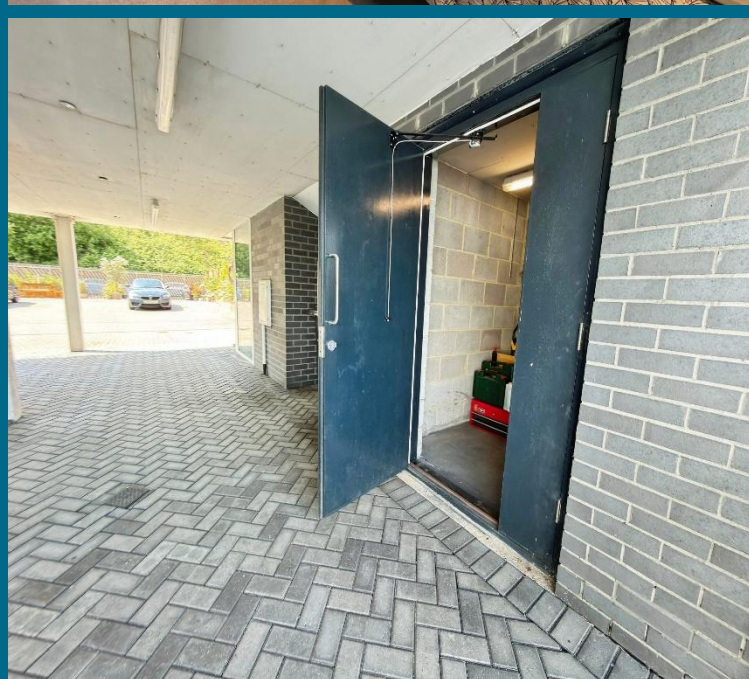
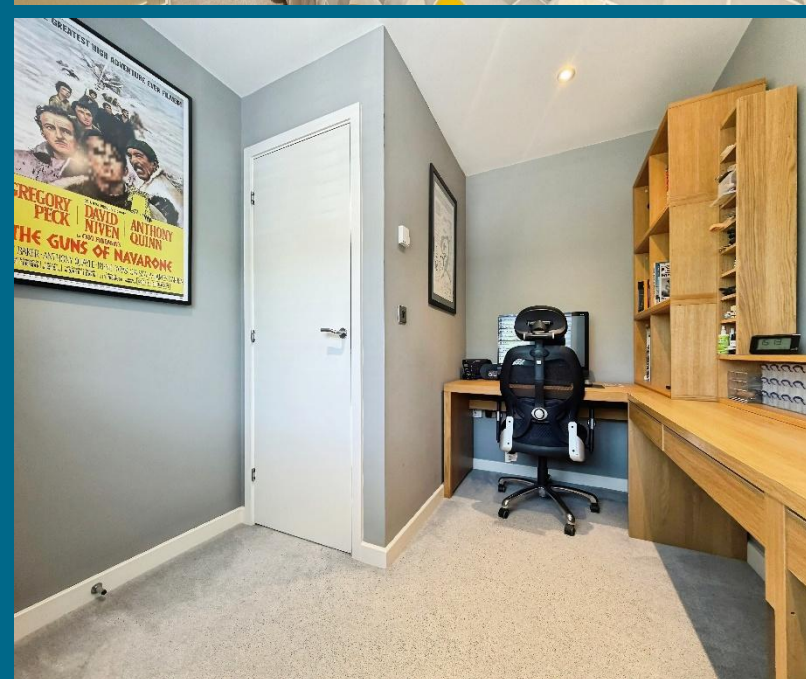
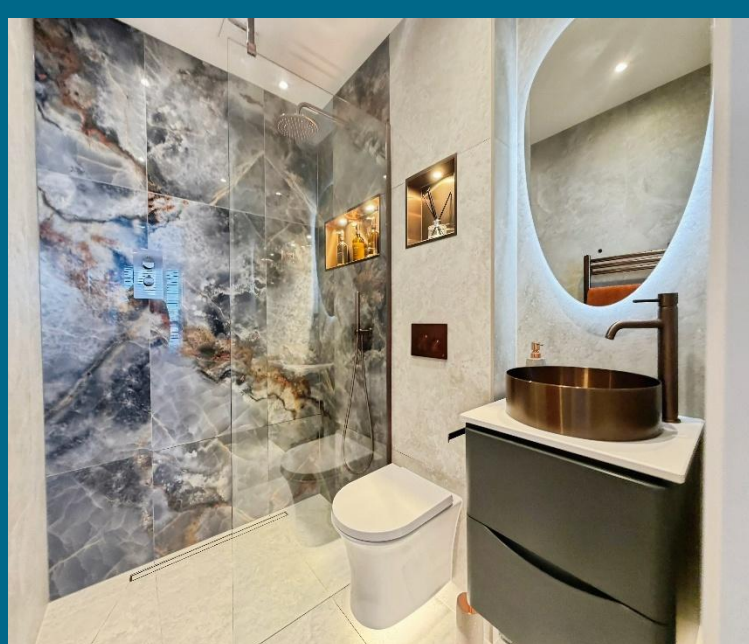
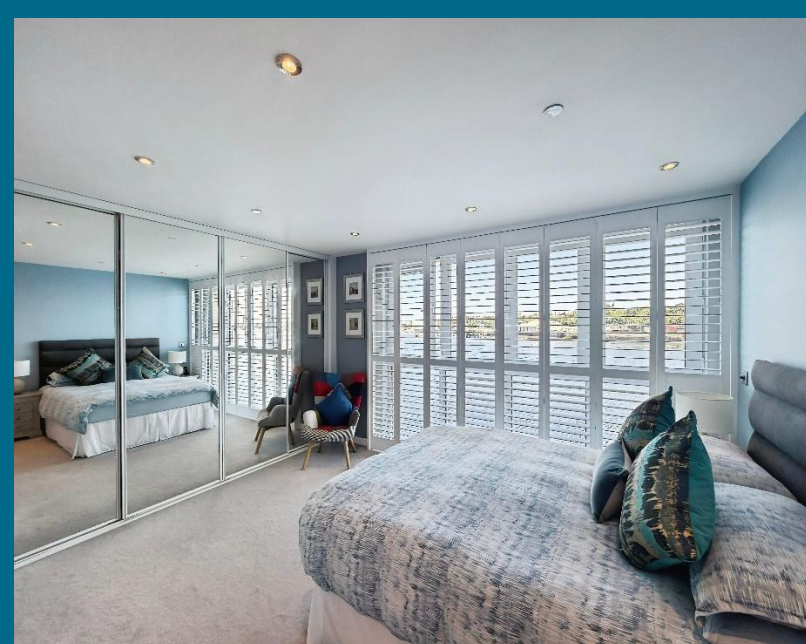
LIVING ROOM: 20'5" x 15'5" (6.22m x 4.70m) An outstanding mezzanine reception room featuring vaulted ceilings, bespoke fitted media wall with extensive shelving and storage, full-width opening glazed doors framing breathtaking views of the River Tyne.

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Driveway, Allocated Parking

RESTRICTIONS AND RIGHTS

Conservation Area: Yes

RISKS

Flooding in last 5 years: No
Risk of Flooding: Zone 3
Any flood defence, at the property: Yes A
Sea Wall- inspected approximately every 10 Years

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 999 7ears from 01.01.2016 years remaining (989)
Service Charge £605 per Annum, Building Insurance £614.86
Shared Freehold

COUNCIL TAX BAND: E

EPC RATING: C

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

